

Application Number: 15/10986 Full Planning Permission

Site: 58 DALE ROAD, HYTHE SO45 5DQ

Development: Front dormers in association with new first floor; two-storey side extension; single-storey rear extension; basement garage; roof light; photovoltaic panels

Applicant: Mr & Mrs Lovell

Target Date: 28/08/2015

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Councillor and Parish Council view

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built up area

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

- 1. Special qualities, local distinctiveness and a high quality living environment
- 6. Towns, villages and built environment quality

Policies

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
 Planning and Compulsory Purchase Act 2004
 National Planning Policy Framework NPPF Ch. 7 - Requiring good design

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

None relevant

6 RELEVANT PLANNING HISTORY

None relevant

7 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council: Recommend PERMISSION but would accept the decision reached by the DC Officers under their delegated powers.

8 COUNCILLOR COMMENTS

Councillor A Wade: This application is perfectly acceptable. The house is surrounded by properties on both sides of the road that have similar or larger extensions. It does not overlook at the back as Dale road is significantly lower than the property behind it. From The rear of the property the extension will not be out of keeping or be higher than 56 Dale road which has a higher roof line. It is not over development or out of keeping and I think it should be accepted. I have visited the property and can see that the application would be of a benefit to the property and not be negative to the street scene.

9 CONSULTEE COMMENTS

Land Drainage: Recommend approval

It is noted the surface water will be taken to a new soakaway and not to any surface water system.

10 REPRESENTATIONS RECEIVED

2 Support subject to:

- works are undertaken in accordance with Party Wall Act
- any damage to neighbouring property rectified to neighbours satisfaction
- any works that could potentially impact should be given notice so neighbours vehicles and other property can be moved to ensure not damaged

Representation from agent:

- extensions required to accommodate growing family
- dwellings in proximity of application site that have been enlarged and converted
- couple of dwellings in Copsewood Road which have similar roof forms which are visible within the immediate area due to undulating levels of the area
- varied style of dwelling within Hollybank Estate
- proposed extensions would not adversely impact on the varying street scene or surrounding area

11 CRIME & DISORDER IMPLICATIONS

Not applicable

12 LOCAL FINANCE CONSIDERATIONS

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

Regulation 42 of the CIL Regulations 2010 (as amended) states that CIL will be applicable to all applications over 100sqm GIA and those that create a new dwelling. Whilst the development is over 100sqm GIA under Regulation 42A developments within the curtilage of the principal residence and comprises up to one dwelling are exempt from CIL. As a result, no CIL will be payable provided the applicant submits the required exemption form.

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

No pre application advice was sought prior to the application being submitted. The concerns with the proposal were expressed in the initial briefing, and the agent took the opportunity to submit comments. These have been taken into consideration, along with all the representations received during the application process. Notwithstanding these comments, it is considered that the proposed extensions would create a justifiable level of harm to both the street scene and the character of the area, and as such has resulted in a recommendation for refusal.

14 ASSESSMENT

- 14.1 The application site consists of a hipped roof detached bungalow, situated on an established residential estate. The existing dwelling is sited in a row of detached hipped roof bungalows, which though differ in style have strong similarities. There are examples of two storey dwellings and roof alterations in the area to allow for first floor accommodation and also there are examples of gable ended dwellings, but the prevailing character is of hipped roof dwellings in the immediate vicinity of the application site.

- 14.2 The existing bungalow is set back from the front boundary, on a similar siting to neighbouring properties, and the land levels incline to the rear boundary. There is a driveway to the side of the dwelling which accesses a single storey garage sited adjacent to the boundary with no 60 Dale Road, and the neighbouring properties have a similar layout which contributes to the spatial characteristics of the site.
- 14.3 The proposal would extend the height of the roof by 2m and remodel the form of the roof from hip to gable. The eaves height to the front elevation would be retained at existing, whilst the eaves on the rear elevation would be raised by a further 2m to allow for first floor windows on the rear elevation and the upper half of the rear elevation would be timber clad, as would the side gables. PV panels are proposed on the rear roof slope. A single storey rear extension, extending out by 1.5m, would span the majority of the rear extension. Two gable fronted dormers are proposed on the front elevation which would be also finished in cladding whilst the ground floor front and rear elevations would be render. The dwelling would be extended to the side over the existing drive, resulting in the extended dwelling spanning the majority of the plot. A basement garage is also proposed, made feasible by the incline of the land levels.
- 14.4 By reason of the elevated position of the dwelling on the application site due to the land levels, the change of hip to asymmetrical gable and coupled with the increase in the ridge height of the dwelling would result in an overly large and intrusive form of development, out of keeping with the neighbouring properties. Furthermore, the proposed dormers are over bulky and unbalanced and would be disproportionate to the resulting roof slope. The increase in the width of the dwelling would erode the spatial characteristics of the site and give the appearance of cramped development, to the detriment of the character of the area. The overall increase in the mass of the dwelling (including squaring off the front elevation) would result in an overly dominant building within the street scene, and the introduction of the basement garage would only emphasise the height of the dwelling. The proposed use of cladding would further emphasise the extensions, exacerbating the harm to the street scene and the general character of the area.
- 14.5 The dwelling to the east of the application site, no 56 is a similar style hipped roof bungalow with projecting front gable, which is set off the side boundary with the application site by a drive width leading to a detached garage which abuts the side boundary with the application site, and there is a small window on the side elevation facing the application site. Due to the land levels this neighbouring property appears to be at a higher level to the existing dwelling on the application site. The change in hip to gable would result in the expanse of the side wall increasing, but on balance this would be adjacent to the drive and should not result in an overbearing form of development to this neighbour.
- 14.6 To the other side of the site is a similar detached hipped roof bungalow which is also set a drive width off the boundary with the application site. Even though the mass of the building would be coming closer to the side boundary with this neighbour, by reason of the relationship of these properties it should not adversely impact upon their amenities, and this neighbour has written in to support the application.

- 14.7 To the rear of the site is a split level dwelling incorporating first floor windows on the rear elevation. Due to the land levels this dwelling is higher than the application site, and taking into account the depth of the rear garden and established hedging on the rear boundary there are no concerns with regard to impact on this neighbour.
- 14.8 The agent submitted further comments in support of the application. It is noted that the extensions are required for a growing family and the extensions would provide a 4th bedroom, but the level of harm that would be caused by this form of extension outweighs the personal circumstances of the applicant in this instance.
- 14.9 The site has been visited during the application, and consideration given to other dwellings along Dale Road that have been extended. Most notable of these are 66 and 63 Dale Road. No 66 is sited to the west of the application site, at a distance of approximately 35m. This dwelling is sited at the end of Dale Road, in a much wider plot. No 63 is sited on the other side of the road at the junction with Malwood Road West, and again appears to be situated in a larger plot, and is not located within a row of dwellings. Furthermore, on the opposite side of the junction, no 61 is a detached gable ended house (which appears to be the original form of this dwelling). Both these extended dwellings, though more dominant in the street scene have a balanced form and furthermore their characteristics and siting are not comparable to the application site. Also, it should be noted that the materials used in their construction are brick and tile thereby not emphasising the extensions by the introduction of contrasting materials.
- 14.10 Reference has been made to similar dwellings within Copsewood Road, though these have not been identified individually. Copsewood Road is not read in context with the application site, and has a much more varied street scene incorporating maisonettes, bungalows and houses. There do appear to be two similar dwellings to the current proposal though these were potentially originally built in this form and by reason of their position within the street are at a lower level to the dwellings opposite. Furthermore, the pitch of the roofs appears shallower, the ridge being set further back. As such, the view is that these do not set a precedent for the proposed development.
- 14.11 In conclusion, notwithstanding that the proposed extensions would not adversely impact upon neighbour amenity, there would be a significant level of harm to the street scene and the character of the area due to the proposed form and mass of the extensions, which would be further emphasised by the introduction of contrasting materials.
- 14.12 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

CIL Summary Table

Description of Class	GIA New	GIA Existing	GIA Net Increase	CIL Liability
Self Build (CIL Exempt)	137.16	21	116.16	0

15. RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The proposed extensions would introduce asymmetrical gable ends and increase the ridge height of the dwelling, resulting in a highly visible and incongruous form of development, which would be out of keeping with the street scene and detrimental to the character of the area. This harm would be further compounded by the over bulky dormers on the front elevation, the increase in the width of the dwelling which would virtually span the width of the plot eroding the spatial characteristics of the site and contributing to an appearance of cramped development. Furthermore, the introduction of cladding to the side gables and overly large dormers would further emphasise these features. As such, the proposal would be contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park and Chap 7 of the National Planning Policy Framework.

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

No pre application advice was sought prior to the application being submitted. The concerns with the proposal were expressed in the initial briefing, and the agent took the opportunity to submit comments. These have been taken into consideration, along with all the representations received during the application process. Notwithstanding these comments, it is considered that the proposed extensions would create a justifiable level of harm to both the street scene and the character of the area, and as such has resulted in a refusal of planning permission.

Further Information:

Householder Team
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DISTRICT COUNCIL

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**Planning Development
Control Committee**

October 2015 Item

No: 3e

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Dale Road
Hythe
15/10986
SU4107

Scale 1:1250

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

