

**Application Number: 21/10940** Full Planning Permission

**Site:** 11 BROADSHARD LANE, RINGWOOD BH24 1RW  
**Development:** Proposed single and two-storey extensions at rear, flat roof to gable end; front porch  
**Applicant:** Mr & Mrs Darnell  
**Agent:** Bryan Tomlinson & Associates  
**Target Date:** 26/08/2021  
**Case Officer:** Jacky Dawe

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**1 SUMMARY OF THE MAIN ISSUES**

The key issues are:

- 1) Impact upon the character and appearance of the area and street scene

This application is to be considered by Committee because of contrary view with Ringwood Town Council.

**2 SITE DESCRIPTION**

The application site falls within the Built up Area and Ringwood Local Distinctiveness Area. The property is a large detached house in a prominent corner position opposite a junior school, a new fence has been constructed to the side boundary with laurel whips planted on the inside.

**3 PROPOSED DEVELOPMENT**

Permission is sought for a single-storey rear extension, two-storey rear extension, pitch roof to existing flat roof element at the front.

**4 PLANNING HISTORY**

| Proposal   | Decision Date | Decision Description          | Status  |
|--|---------------|-------------------------------|---------|
| 20/10865 Demolish garage and erect new double garage | 20/11/2020    | Granted Subject to Conditions | Decided |
| XX/RFR/16394 Extension to form flat.                 | 20/07/1973    | Granted Subject to Conditions | Decided |
| XX/RFR/14787 Extension.                              | 24/04/1972    | Granted                       | Decided |
| XX/RFR/11834 Addition.                               | 03/08/1967    | 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

## **Supplementary Planning Guidance And Documents**

SPD - Ringwood Local Distinctiveness

### **Chap 12: Achieving well designed places**

#### **Constraints**

SSSI IRZ Waste  
SSSI IRZ Water Supply  
SSSI IRZ Residential  
SSSI IRZ Rural Non Residential  
SSSI IRZ Rural Residential  
SSSI IRZ Wind and Solar Energy  
SSSI IRZ Minerals Oil and Gas  
Avon Catchment Area  
Aerodrome Safeguarding Zone  
Plan Area  
SSSI IRZ Air Pollution  
SSSI IRZ Discharges  
SSSI IRZ Infrastructure  
SSSI IRZ Compost  
SSSI IRZ All Consultations  
SSSI IRZ Combustion

#### **Plan Policy Designations**

Built-up Area

## **6 PARISH / TOWN COUNCIL COMMENTS**

### **Ringwood Town Council**

R(4) Recommend refusal. The Committee agreed the proposals were overdevelopment and contrary to Local Distinctiveness Supplementary Planning document given the prominent location on Broadshard Lane. The design of the front porch and rear extension, with particular regard to the flat roof, are out of keeping for the character of the local area. It is understood that works may have already commenced.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

**New Forest Ecologist:** comment - add condition

## **9 REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

For: 0

Against: 2

- ***negative impact upon character and local distinctiveness***
- ***front entrance out of keeping***
- ***flat roof poorly designed***
- ***poor design in prominent location which does not relate to the existing***

- *single-storey element has large area of flat roof, incongruous*
- *glazed porch contrasting in style*
- *contrary to policy*
- *part retrospective*

## 10 PLANNING ASSESSMENT

### Principle of Development

The principle of the development is acceptable subject to relevant material considerations relating to residential amenity and character and appearance of the area.

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

The property is a large detached property which sits well within its plot, a previous application 20/10865 was granted last November for a detached garage which is now nearing completion. Plans were originally submitted under 20/10865 to include a boundary wall, pitch roof to existing flat roof on front protrusion and two-storey rear extension. These elements were removed from the application.

A laurel hedge and a post and rail fence has now been constructed under permitted development, which is a softer and a more fitting addition to this prominent and verdant corner. The flat roof alteration and the two-storey element were removed due to a bat roost being found and time to produce a bat survey was required.

A bat survey has now been supplied and the two-storey element has been re-introduced, albeit with a flat roof, this has been designed in order to cause least disruption to the bat roost. The two-storey element is subservient to the main dwelling and a proportionate addition, construction of this element has been started at ground floor level. The Ecologist has requested a Condition be added which requires a license from Natural England before any further works are undertaken.

To the front the pitch roof has been designed to match the pitch of the existing roof, this will improve the aesthetics of the front elevation. Amended plans have been submitted which remove the front glazed addition, in line with concerns raised.

This application also has a large single-storey rear extension which has a flat roof, this is a typical addition for an urban area and is situated towards to the rear of the property, the side and front boundaries are quite established, coupled with the orientation of the property, means the proposal would not be visible from the public realm.

The proposals have been designed as sympathetic and proportionate additions to the existing dwelling and would not detract from the character of the area or appear overly prominent within the street scene.

### Residential amenity

The plot is large and the proposals are set off all boundaries, the new first floor windows face the rear and one side facing window faces the road.

The proposal has been carefully assessed on site. Due to the spatial characteristics of the application site and the adjacent properties, the design of the proposed development, its location and positioning in relation to the common boundaries and the neighbouring properties, the proposal would not cause unacceptable effects on the privacy, light and outlook available to the adjacent neighbours.

## Ecology

A bat survey was requested due to evidence of bats, The Ecologist was consulted and requested works are carried out in conjunction with the Bat report and a license obtained from Natural England.

## Biodiversity and Ecology

Householder developments are not exempt from the requirement to deliver biodiversity net gain as part of development. However, in proportion to the scale of the development, they can deliver features that will be valuable to wildlife and enhance local biodiversity. Additional planting of native species of shrubs and trees and the addition of bird boxes should be considered as a proportionate measure to address biodiversity net gain.

## **11 CONCLUSION**

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice, and the views of interested consultees and third parties. The application is considered to raise no significant issues and is recommended for approval.

## **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:

BAT REPORT  
1036-10 REV A = PROPOSED PLANS  
1036-1B = SITE LOCATION PLAN, BLOCK PLAN AND EXISTING PLANS

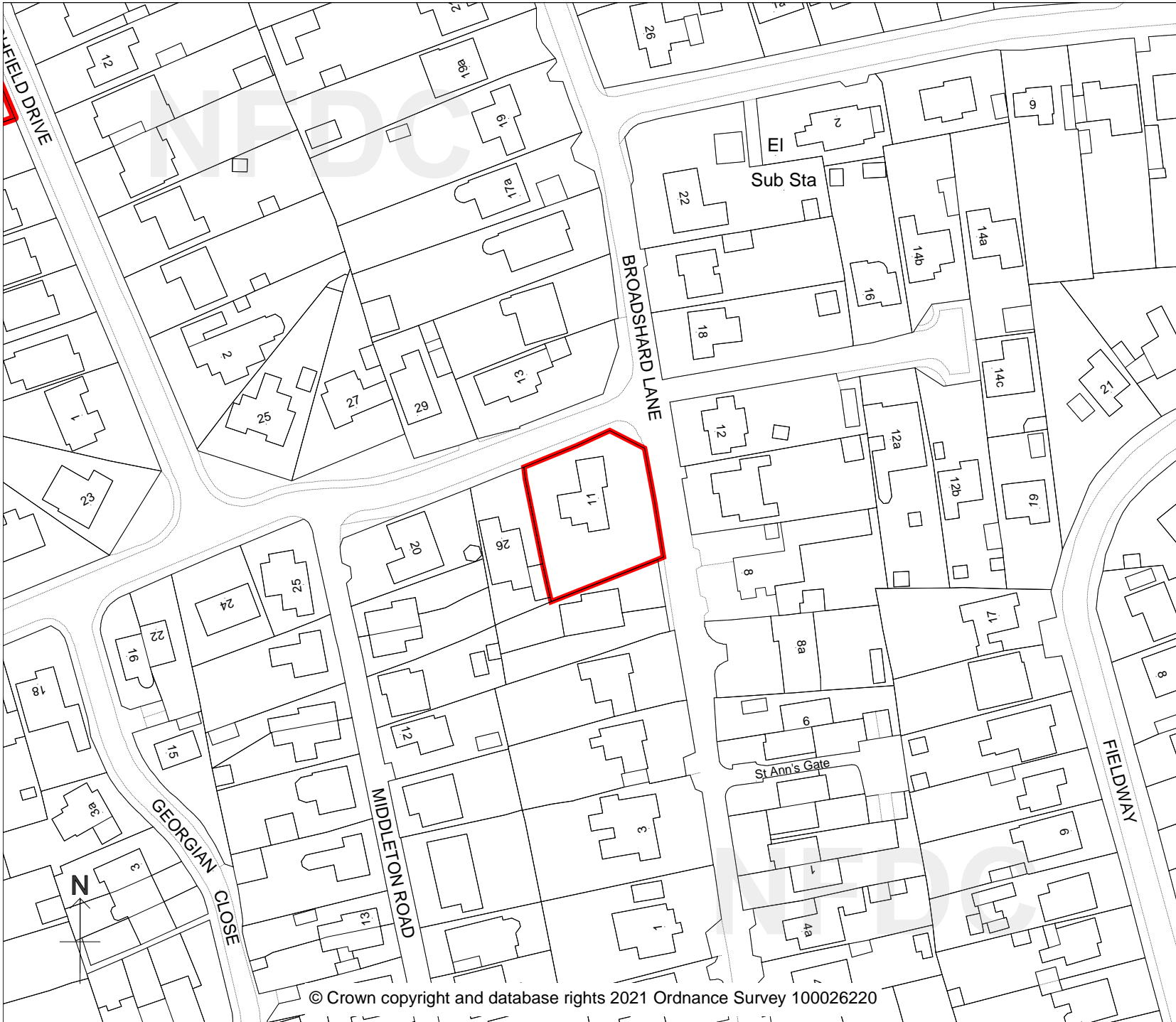
Reason: To ensure satisfactory provision of the development.

3. Any works that impact on the bat roost(s) (day roost for common pipistrelle and soprano pipistrelle) identified in the Cherry Tree Ecology Ltd Bat Survey Report, dated 18th June 2021 shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead;
  - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence”; or
  - c) Natural England’s decision on whether to accept the registration of the site under a Registered Consultants Bat Mitigation Class Licence (BMCL).”

Reason: To safeguard ecological interest in accordance with the Policies ENV3 and ENV4 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1 and DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

**Further Information:**

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# New Forest

DISTRICT COUNCIL

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## PLANNING COMMITTEE

September 2021

11 BROADSHARD LANE  
RINGWOOD  
BH24 1RW  
21/10940

Scale 1:1250

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