

**Application Number:** 21/10969 Variation / Removal of Condition

**Site:** 14 MEADOW CLOSE, RINGWOOD BH24 1RX

**Development:** Variation of condition 2 of planning permission 21/10514 to allow amended plans raising the ridge height of the extension on the front elevation.

**Applicant:** Mrs Carter

**Agent:**

**Target Date:** 10/09/2021

**Case Officer:** Vivienne Baxter

**Extension Date:** 14/10/2021

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Impact of the proposal on the character and appearance of the area
- 3) Impact of the proposal on the residential amenities of the area
- 4) Highway matters including parking

This application is to be considered by Committee because there is a contrary view from the Town Council.

## 2 SITE DESCRIPTION

The site lies within the built up area of Ringwood in a residential cul-de-sac. The majority of properties in the road are bungalows although there are examples of two storey accommodation in Meadow Close. To the rear of the site is another residential cul-de-sac which also has examples of two storey accommodation in an area which was built predominantly as bungalows. Permission was granted earlier this year for a single storey rear addition and roof alterations in association with a new first floor and works have commenced on this approved scheme.

The property benefits from a front garden and space for off road parking behind a boundary wall.

## 3 PROPOSED DEVELOPMENT

The proposal entails an amendment to the approved scheme which introduces an additional dormer in place of the original single storey gable feature to the front elevation. The approved first floor window in the eastern side elevation would be removed and the approved windows in the dormer window to the rear would all be reduced in size. The proposal also includes a more specific layout for the landscaping of the front garden/parking area.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/10514 Loft conversion with dormers; single-storey rear extension and update of existing facades	28/05/2021	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

##### **Local Plan Part 2: Sites and Development Management 2014**

##### **Supplementary Planning Guidance And Documents**

SPD - Ringwood Local Distinctiveness

##### **Relevant Legislation**

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

##### **Relevant Advice**

Chap 12: Achieving well designed places

##### **Constraints**

Avon Catchment Area

Aerodrome Safeguarding Zone

##### **Plan Policy Designations**

Built-up Area

#### 6 PARISH / TOWN COUNCIL COMMENTS

##### **Ringwood Town Council**

R(4) Recommend refusal. The Committee felt that the proposed amendment would have a detrimental impact on the street scene and amenities of neighbouring properties.

Following receipt of amended plans:

##### **Ringwood Town Council, Ringwood Gateway**

Refusal(4) Recommend refusal. The Committee felt that the new plans do not address the concerns raised with the previously submitted plans. The proposal would be overdevelopment, have a detrimental impact on the street scene and amenities of neighbouring properties.

#### 7 COUNCILLOR COMMENTS

No comments received

#### 8 CONSULTEE COMMENTS

No comments received

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Against: 1

- concern raised regarding overbearing impact and loss of light

## 10 PLANNING ASSESSMENT

### Principle of Development

The principle of extending and altering this dwelling has previously been considered acceptable and there is no change to this principle.

### Design and impact on local character and appearance of area

The proposed changes to the scheme would create a more balanced design to the front elevation of this property whilst maintaining the single storey eaves level. There are no further increases to the overall height of the building and the proposed materials reflect those already granted permission.

The extant permission was not specific in relation to the front garden area or where cars would park given the demolition of the existing single garage although it was considered that sufficient space was available to provide adequate parking. This is reflected in the submitted plan indicating an area for block paving, an area to be planted, the retention of a cherry tree and planters along the boundary with no.12. The front boundary wall would be retained and a sliding gate provided, maintaining an appropriate front boundary treatment. It is considered that this plan negates the need for a landscaping condition (the rear garden area would be a private, gardening matter) and the previously imposed condition has been amended to reflect this.

### Highway safety, access and parking

The access to the site would remain as existing and a sliding gate provided allowing maximum space on the drive for an adequate level of car parking. Whilst this would not allow on site turning to be provided, it is noted that not all properties in the road benefit from onsite turning and given the location of the site at the end of a quiet cul-de-sac, it is unlikely to give rise to highway safety concerns.

### Residential amenity

The proposal is considered to represent an improvement in terms of privacy given the removal of the approved secondary window to the front bedroom. At the rear of the property, the ensuite and bedroom windows are all smaller than previously approved.

In terms of the impact of the built form on the light to adjacent properties, it is noted that an objection has been received from a local resident concerned with the potential loss of light to the side windows of their property. However, their concern is specific in that it relates to the increased height in the ridge line which is not proposed to be altered from the extant permission. In addition to this, the proposal has been amended since the comment was received and the amended plans represent a minimal change to the approved scheme in terms of their impact on the nearest dwelling. This is having regard to privacy, light and overbearing impact. It is noted that the nearest window in the adjacent dwelling would be at an oblique angle to the proposal and at a distance of around 7m.

## 11 CONCLUSION

The proposal would have a limited impact on the residential amenities of the area given the extant permission. In terms of the impact of the proposal on the character and appearance of the area, the proposal would maintain a single storey eaves line whilst adding to the variety of dwelling styles in the area.

## 12 OTHER CONSIDERATIONS

It is understood that the extant permission would not allow for adequate head height in the front bedroom, hence the desire to provide a more useable space in this corner of the property.

## 13 RECOMMENDATION

### GRANT the VARIATION of CONDITION

#### 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:

2101 S.01 - location plan  
2101 AP.01 - block plan  
2103 AP.02 rev.A - proposed plans  
2103 AP.03 rev.A - proposed elevations  
2103 AP.04 rev.A - proposed sections.  
unnumbered landscaping drawing

Reason: To ensure satisfactory provision of the development.

3. Prior to the provision of the timber cladding, exact details of its colour and finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

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.

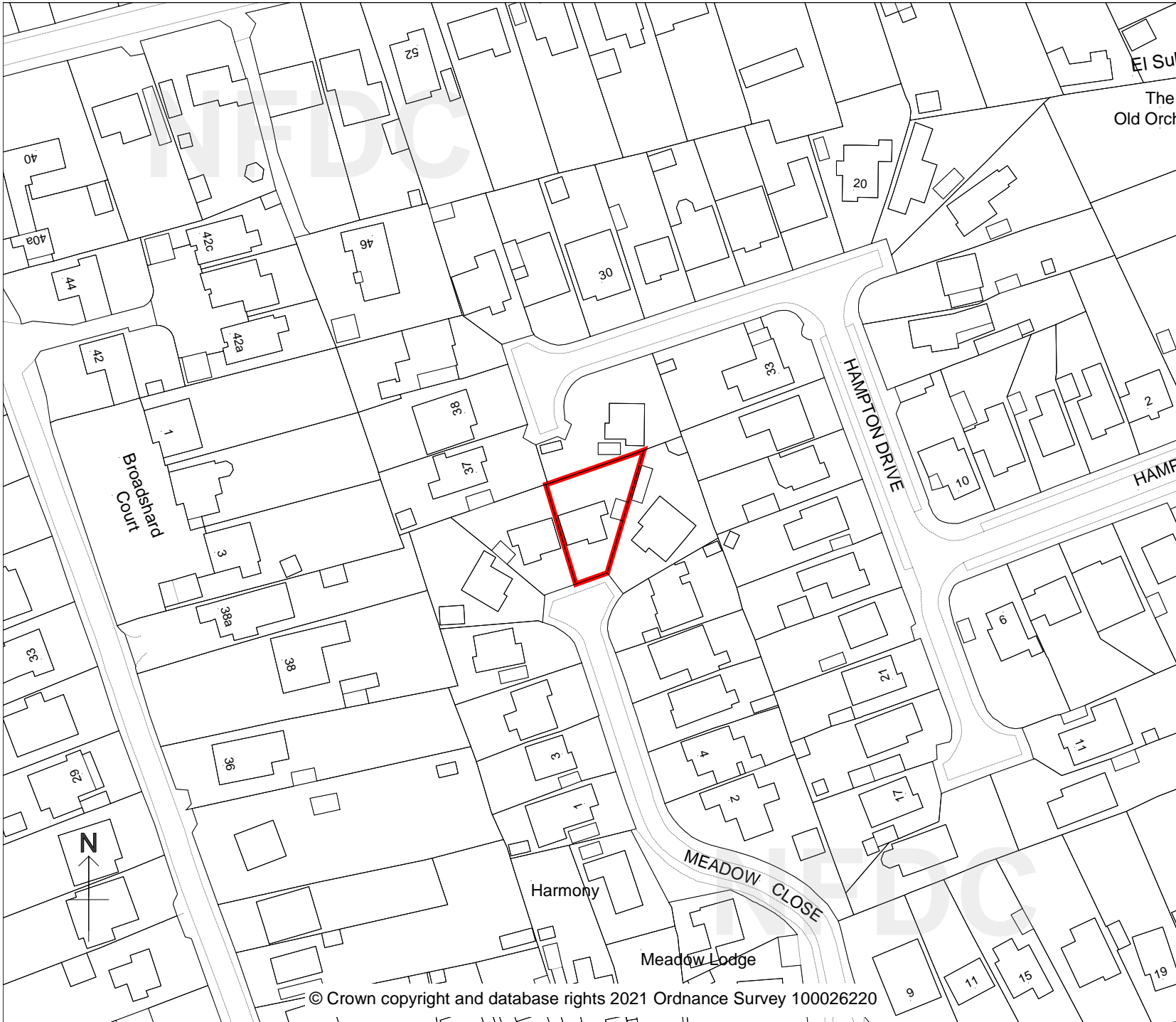
4. The approved landscaping scheme to the front of the property shall be implemented in the first planting season following the substantial completion of the development unless an alternative scheme is previously approved in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policies ENV3 and ENV4 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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**PLANNING COMMITTEE**

**October 2021**

14 MEADOW CLOSE  
RINGWOOD  
BH24 1RX  
21/10969

Scale 1:1250

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