

Application Number: 21/11289 Full Planning Permission

Site: 87 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LB
Development: Loft conversion and rear extension
Applicant: Mr & Mrs Rust
Agent: NLH Architects
Target Date: 09/11/2021
Case Officer: Jacky Dawe

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

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

This application is to be considered by Committee because the officer's recommendation is contrary to the view of Fordingbridge Town Council

2 SITE DESCRIPTION

The application property is located within Fordingbridge's defined Built up Area and is also within an area that is covered by the Fordingbridge Town Design Statement.

The property is situated along a gravel service road that runs parallel to the main through road. This access serves a row of bungalows of similar design and material, they remain mainly as built, all retain the recessive hip roof form. The front is open with a gravel driveway.

The properties can be seen from the main Whitsbury Road. Behind the row of bungalows a row of trees provide a rural back drop. The Sweatsford water beyond the rear boundary is a landscape feature and provides a green corridor linking the countryside to the town.

3 PROPOSED DEVELOPMENT

Permission is sought for a two-storey rear extension and side dormer.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
07/89479 Conservatory	23/03/2007	Granted Subject to Conditions	Decided
XX/RFR/03247 13 bungalows and garages.	17/10/1955	Granted	Decided
XX/RFR/00262 Residential development.	07/04/1949	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

Policy ENV4: Landscape character and quality

Supplementary Planning Guidance And Documents

SPD - Fordingbridge Town Design Statement

Chap 12: Achieving well designed places

Constraints

SSSI IRZ Rural Residential

SSSI IRZ Water Supply

SSSI IRZ Waste

SSSI IRZ Minerals Oil and Gas

SSSI IRZ Infrastructure

SSSI IRZ Rural Non Residential

SSSI IRZ Residential

SSSI IRZ Wind and Solar Energy

NFSFRA Fluvial

NFSFRA Surface Water

SSSI IRZ Discharges

Meteorological Safeguarding

Aerodrome Safeguarding Zone

Flood Zone

Small Sewage Discharge Risk Zone - RED

Plan Area

SSSI IRZ All Consultations

SSSI IRZ Combustion

SSSI IRZ Compost

SSSI IRZ Air Pollution

Avon Catchment Area

Plan Policy Designations

Built-up Area

Landscape Feature

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council

Recommend PERMISSION under PAR3, as the application is a good improvement to existing premises.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Natural England

Comment - no objection

Comments in full are available to view on the website

9 REPRESENTATIONS RECEIVED

No comments 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.

Policy ENV4 - states trees, hedges and watercourses are of fundamental importance to the character. The landscape setting is a transition between the settlement fringe and the countryside, the importance of locally distinctive views should be maintained.

Fordingbridge Town Design Statement - states the Sweatsford water provides an important green corridor which links the countryside to the town.

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

The original bungalow is modest in size and scale. The property currently sits comfortably in its plot. The proposed alterations to the building would result in a building which would not appear subservient to the main dwelling.

It is considered that due to the proposed extensions excessive form, scale, height and massing, it would result in a visually intrusive structure which would have an adverse impact upon the character and appearance of the area.

The extension increases the mass of the building which obscures the original form and scale which results in a building out of context in its environment which would appear overly dominant within the street scene.

The visual impact of this incongruous addition will be exacerbated by the simple, relatively uniform character of the other bungalows in this row. The lack of significant alterations to any of the properties in this area is unusual, but does serve to create a distinct character that contributes to the street scene. This character will be eroded by the erection of the proposed addition.

The land beyond the rear boundary is designated as a landscape feature within the Local Plan, views of this can easily be seen from the main Whitsbury Road, the proposal would detract from this view, by its raised height and the side dormer which competes with the rear extension and appears cramped and awkward. Also the only windows to this room created by the side dormer are obscurely glazed, which would not be acceptable for a bedroom/study.

Residential amenity

The proposed first floor side windows are obscurely glazed and face the roof of number 85, there is an existing roof light on this section of roof, the raised extension is close to the boundary with number 89, however their driveway and garage is adjacent to this shared boundary, there is only one high level window at ground floor, proposed to this side.

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.

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 proposed form, scale, mass and design would result in a building that is visually imposing in its setting to the detriment of the rural character and appearance of the area. The impact on the character of the area and dominance within the street scene justify a refusal in this instance.

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance and government advice. On this occasion, having taken all these matters into account, it is considered that there are significant issues raised which leads to a recommendation of refusal for the reasons set out above in this report.

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

Refuse

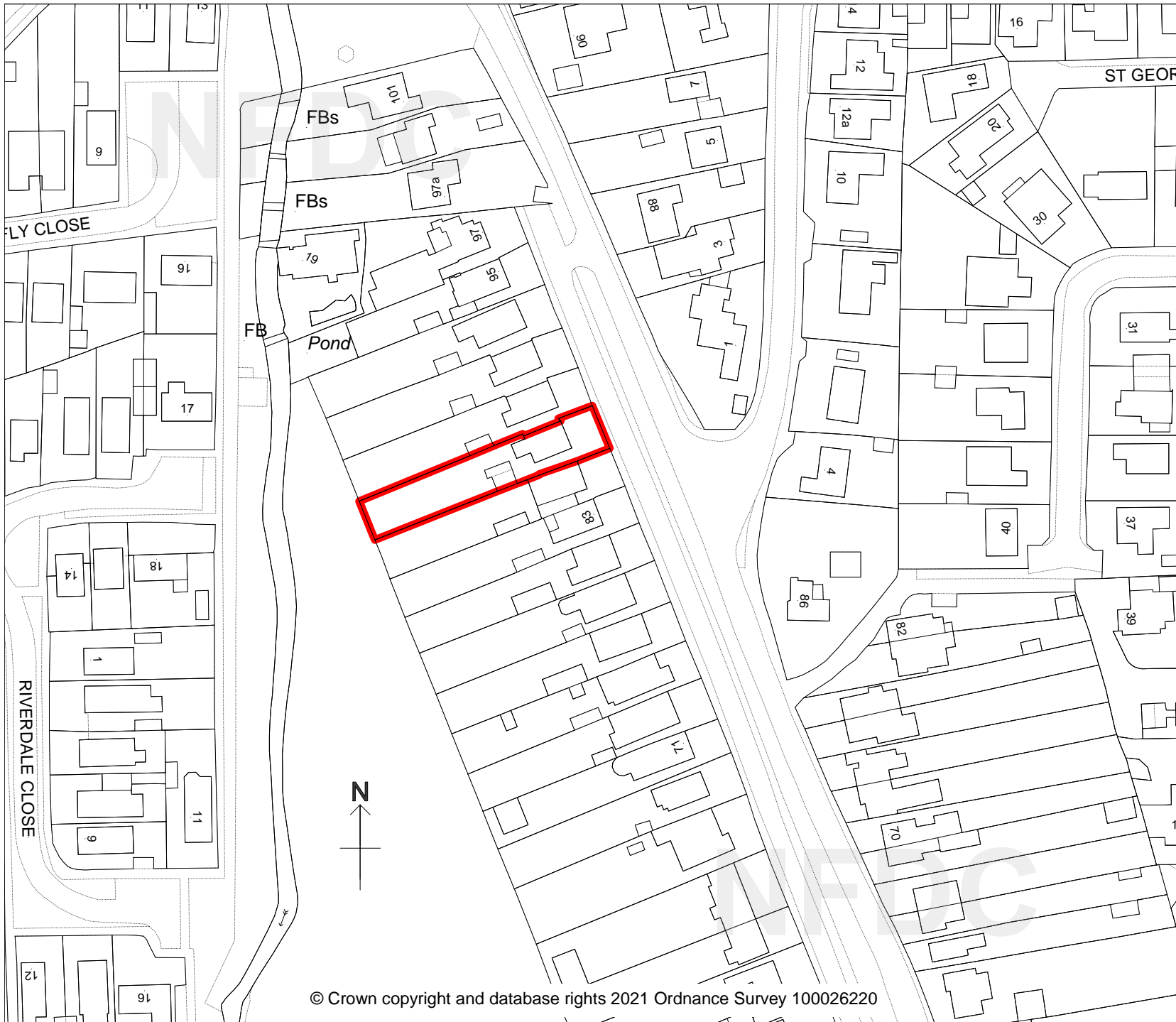
Reason(s) for Refusal:

1. By reason of its inappropriate form, excessive scale and mass, and unsympathetic design the proposed extension would result in an unduly visually intrusive form of development, disparate and incongruous in its setting, which would have a consequent adverse impact upon the character and appearance of the area, furthermore by virtue of its height and length would appear imposing within its setting detrimental to the existing street scene.

Therefore the proposed development would be contrary to Policy ENV3 of the Local Plan 2016 - 2036 Part 1: Planning Strategy for the New Forest District outside the New Forest National Park

Further Information:

Jacky Dawe
Telephone: 023 8028 5447



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

10 November 2021

87 Whitsbury Road
 Fordingbridge

21/11289

Scale 1250

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