

Application Number: 21/11331 Full Planning Permission

Site: 79 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RE
Development: Two-storey rear extension; first-floor side extension
Applicant: Mr & Mrs Rogers
Agent: Fields of Architecture
Target Date: 16/11/2021
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
- 3) Impact of development upon tree

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 site is within the defined Built up Area of Fordingbridge and is within the area covered by the Town Design Statement Area. The property is located within an established residential area, situated towards the end of a no through road. It is a detached house with a timber clad front gable feature, an open front, block paving and attached garage. Beyond the rear boundary is public open space. There is an established Oak tree in the rear garden which is protected by a TPO.

3 PROPOSED DEVELOPMENT

Permission is sought for a first floor side and rear extension and a single-storey rear extension, use of garage as living accommodation, removal of garage door and creation of window together with recladding of part of front of house.

4 PLANNING HISTORY

| Proposal | Decision Date | Decision Description | Status |
|---|---------------|-------------------------------|---------|
| 08/92740 First floor side extension; new chimney | 26/08/2008 | Granted Subject to Conditions | Decided |
| 83/NFDC/23610 24 dwellings and garages with roads and drainage. | 29/06/1983 | Granted Subject to Conditions | Decided |
| 82/NFDC/22444 15 houses. | 28/09/1982 | Granted Subject to Conditions | Decided |
| 79/NFDC/14011 24 houses and garages with roads and drainage. | 18/01/1980 | Granted Subject to Conditions | Decided |

| | | | |
|---|------------|-------------------------------|---------|
| NFDC/75/03602 Residential development and access. | 29/07/1976 | Granted Subject to Conditions | Decided |
| 76/NFDC/04662 94 dwellings with construction of estate roads. | 29/07/1976 | Granted Subject to Conditions | Decided |
| XX/RFR/13526 Residential development. | 30/12/1970 | 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 - Fordingbridge Town Design Statement

Chap 12: Achieving well designed places

Constraints

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

Tree Preservation Order: 9/03/T1

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council

Recommend PERMISSION under PAR3, as it maximises the living space.

7 COUNCILLOR COMMENTS

No comments received

8 **CONSULTEE COMMENTS**

Comments have been received from the following consultees:

NFDC Tree Team

Objection - based on close proximity of works to protected tree and lack of information

Comments in full can be viewed 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.

Avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity.

Enhance the sense of place by ensuring that buildings, streets and spaces are attractive to look at through good architecture, landscape and street design.

Fordingbridge Town Design Statement - states Allenwater Drive is mainly comprised of small rear gardens which are equal in area to the buildings. Carparking is at a premium here. There is a generous proportion of Public Open Space, which add to the openness and defines the character of the area. Materials are predominantly brick and tile, a proportion have timber cladding stained dark brown.

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

The Fordingbridge Town statement highlights that Allenwater Drive has a high density of buildings to amenity space, therefore the open views to the Public Open Space behind the dwellings are of great importance and contribute to the character of the area.

The host dwelling has a larger area of garden than most, this is due to accommodation of the protected oak tree and its corner position.

The National Design Guide states Development should respond positively to its surrounding context and the site itself including scale, appearance, details and materials.

The proposal is unsympathetic to the existing dwelling and appears disproportionate to the existing form. There are no size restrictions within the built up area, however the proposed extension results in a wrap around with a mixture of styles, which does not relate to the existing dwelling.

The proposal creates a bulky rear protrusion that lacks cohesion, and is discordant in relation to the existing dwelling. Also the proposed extensions mixed roof styles create a juxtaposition.

The proposal is clearly visible from the front side and rear. As a result the positioning of the proposed extensions appear overly prominent and would appear inappropriate and imposing in its setting to the detriment of the character and appearance of the area. The proposals would be highly visible from the front, side and rear due to backing onto the Public Open Space. .

The proposed change of materials to grey cladding to the front protrusion and the use of the garage as living are considered acceptable but a split decision cannot be reached.

Landscape impact and trees

The extension would be sited within 5m of a mature Oak tree which provides significant amenity to the area. An arboricultural report has not been provided.

Specific details on how this extension would be constructed are required, to minimise the impact on this tree. Also there is not enough information with regards to the protection of the tree during construction.

Harm can be caused not only from the damage to roots but also the crown of the tree which could be significantly encroached upon by the proposed extension. This could lead to future pressure to prune the tree back.

There is also the perceived threat of branch failure and to alleviate the nuisance from acorns and leaf litter to be considered. Significant pruning could be detrimental to the health and amenity of the tree and could ultimately result in its premature removal.

Parking

The proposal does not create any further bedrooms, however the loss of the garage would remove one car parking space, the front is open and fully laid to block paving, although not detailed on the plans, there would be sufficient parking for up to 3 cars. Albeit an established tree is situated to one side of the drive.

Residential amenity

The north side facing rooflight serves an ensuite and could be conditioned to remain obscurely glazed and non opening under 1.7m from floor level. The staircase window on the same wall although obscurely glazed could increase the sense of perceived overlooking, this could be mitigated by a condition to be fixed shut.

An expanse of blank wall created on the northern side elevation faces the rear garden of number 77, as already stated the amenity space for this road is limited, the proposal introduces a first floor blank wall along half the width of the rear boundary, however the proposal is 1m back from the shared boundary and relatively low with the roof pitching away.

There have not been any objections forthcoming and though it is accepted there would be a degree of harm, on balance it is regarded as not enough to warrant a refusal on these grounds.

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 and appearance would result in a building that is visually imposing in its setting to the detriment of the 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 form, scale and appearance, the positioning of the proposed extensions appear overly prominent and would appear inappropriate and imposing in its setting to the detriment of the character and appearance of the area. The proposals would be highly visible from the front, side and rear due to backing onto the Public Open Space. .

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

2. The proposed extension would be in close proximity of a mature Oak tree which provides amenity to the surrounding area.

It has not been demonstrated that the proposal would not encroach upon the root protection area or result in significant, unnecessary future pressure to prune or fell the tree.

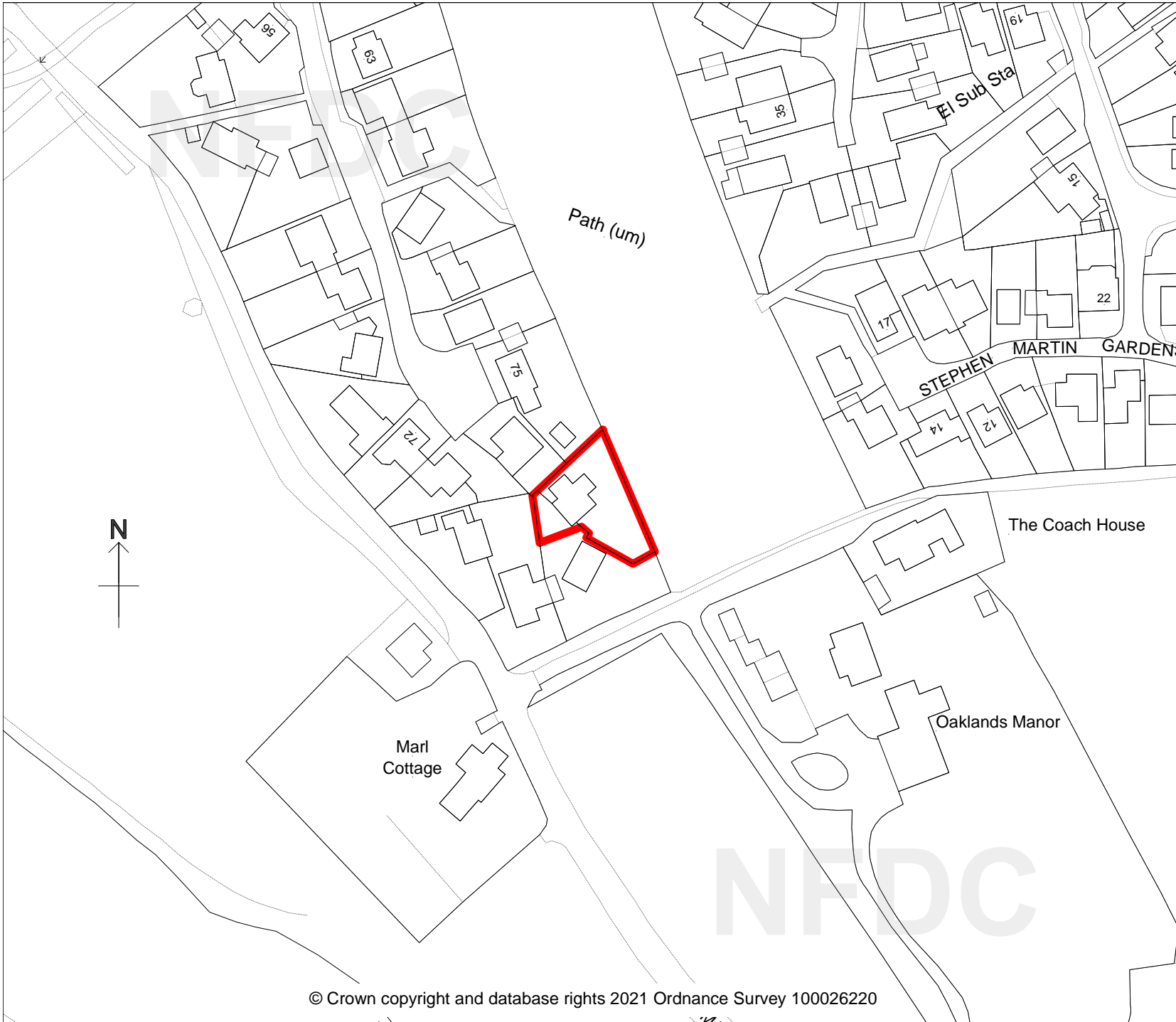
Therefore due to the proximity of the proposed extension to this tree, it is likely to lead to the loss of this tree which would be detrimental to the character and appearance of the area undermining its local distinctiveness.

The proposal is therefore contrary to Policy ENV3 of the New Forest District Council Local Plan Part 1: Planning Strategy.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

10 November 2021

79 Allenwater Drive
Fordingbridge

21/11331

Scale 1250

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