

Application Number: 21/11219 Full Planning Permission

Site: THE WHITE HOUSE, 1 FOREST LANE, HARDLEY, FAWLEY
SO45 3NA

Development: Two storey rear extension & detached garage

Applicant: Mr. Pratt

Agent: Sanders Design Services Ltd

Target Date: 18/10/2021

Case Officer: Andrew Sage

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and appearance of area and street scene
- 2) Impact on a non-designated heritage asset

This application is to be considered by Committee because the officer's recommendation is contrary to the view of Fawley Parish Council.

2 SITE DESCRIPTION

The application site is a nineteenth century two-storey cottage known as the 'White House' in the built-up area of Hardley, Fawley. The property is an attractive traditional cottage of simple form and proportions, typical of vernacular Forest cottages. The dwelling is white rendered with simple gable roof with a slate roof, chimneys on either gable, a centrally located porch/entrance to the front and retains a number of original features. To the rear of the building was a flat-roofed single-storey extension dating from 1980 that has recently been demolished.

The property sits at the front of a fairly large plot on Forest Lane, an unmetalled cul de sac that was formerly a rural lane, that has been stopped up at the junction with the Long Lane approach road to the Hardley roundabout. Forest Lane has mixed residential development on the south side of the street, with a block of woodland on the opposite side of the road that screens the road from the Hardley Roundabout. The apparent semi-rural character of the area is impacted by noise from the busy A326 and the Hardley roundabout, which provides access to the nearby Hardley Industrial Estate.

3 PROPOSED DEVELOPMENT

Permission is sought for the construction of a two storey rear and side extension; demolition of existing single storey rear extension; and construction of new detached garage.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
80/NFDC/18220 Additions.	08/01/1981	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Development Plan Policies and Constraints

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

Policy DM1: Heritage and Conservation

Relevant Advice

Chap 12: Achieving well designed places

Chap 16: Conserving and enhancing the historic environment

Constraints

NFSFRA Surface Water

Small Sewage Discharge Risk Zone - RED

Plan Area

HSE Consultation Zone

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council

No 3 We recommend permission subject to the biodiversity check being approved by officers.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Southern Water

Comment Only

HCC Rights of Way

The application makes no reference to Bridleway 36 or the Solent Way which are the proposed vehicular access to the development site. Should permission be granted for this application, we request that the applicant is made aware of the following requirements through informatives:

- i. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must always remain available for public use.
- ii. All vehicles would be accessing the site via a public?bridleway and should give way to public users, which could include horse-riders and cyclists, at all times.
- iii. Any damage caused to the surface of the public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager on the completion of the build.

- iv. There must be no surface alterations to a public Right of Way without the consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.
- v. No builders or contractor's vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the bridleway so as to obstruct, hinder or provide a hazard to users.

9 REPRESENTATIONS RECEIVED

No representations received

10 PLANNING ASSESSMENT

The scheme proposes demolishing the existing single-storey rear and side extensions and replacing these with a two-storey rear and side extension of a simple gabled form substantially larger than the retained part of the original dwelling. The development would have a large external chimney to one side with a ground floor bay window to front.

The principle of extending the house would be acceptable, subject to compliance with policies.

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 through creating buildings and places that are sympathetic to their environment and context, that respect and enhance local distinctiveness, character, and identity.

Policy DM1 requires development to conserve and seek to enhance the historic environment and heritage assets with particular regard to local character, setting and the historic significance and context of heritage assets.

Planning practice guidance indicates that in some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications. In this instance as a result of its largely original condition and rarity as an example of a late-nineteenth century Forest cottage within the Hardley/Holbury area, 'The White House' is considered to be a non-designated local heritage asset.

Paragraph 203 of the National Planning Policy Framework states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Design, site layout and impact on local character and appearance and heritage assets.

The existing property as described above is a traditional cottage of a simple nineteenth century vernacular form of modest proportions that sits close to the historic street frontage. The property is identifiable on the 1895 Ordnance Survey map and is a remnant of a loose cluster of late-nineteenth century commonside development of irregular pattern that has been subsumed by mid- and later-twentieth century residential, industrial and highways development. Despite this later development the dwelling is visible from several areas around the application site

including from the frontages of the remaining late- nineteenth century dwellings facing the A326. The proposed development will be prominent in these views and block the view of the existing dwelling from these locations.

The proposal includes the removal of the flat roofed 1980 extension to the rear of the property that is out of keeping with, and has a negative impact on, the historic character of the original property. However, the impact, as detailed below, of the proposed extension on the historic character of the property does not outweigh the benefits of repairing any harm arising from the existing extension as it does not 're-instate' any significance lost as a result of that earlier extension.

The proposed extension will be twice as wide and 40% deeper than the host dwelling. As a result of the additional depth the roof of the extension will be significantly larger and 0.7m higher than the original and will dominate the original dwelling. The design, scale and massing of the extension does not respect the character or historic value of the of existing dwelling; being of a scale that will be disproportionate to, and significantly detract from the historic character of the original; and introduce design elements such as the bay window and external and oversized chimney breast that do not have regard for the historic character of the property. The proposal therefore fails to conserve the significance and context of the original dwelling.

Notwithstanding the historic value of the retained part of the dwelling, the proposed rear extension, whilst sited to the rear of the dwelling, is of such a scale it will appear so disproportionate and imposing in relationship to the existing dwelling that it will have a negative impact on the street scene and result in development that is unsympathetic to its environment and context and does not respect the character or identity of the local area.

Due to its simple and single-storey design and subservient scale the impact of proposed garage on the character of the property, street scene and local area is considered acceptable.

Rights of Way, highway safety, access and parking

Bridleway 36 and the Solent Way run along the unmade road at the front of the site and will be the vehicular access to the development site. In order to safeguard the right of way its users Hampshire Countryside Service have requested that a number of informatives be included should permission be granted for this application. The proposed informatives are considered proportionate in this case.

The scheme would not give rise to any unacceptable impacts on highway or pedestrian safety. Sufficient access, and on site parking will be provided to meet the needs of the development.

Residential amenity

Due to its siting the scheme would preserve the amenity of 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. Had the scheme been acceptable in all other respects, a condition could have been imposed to secure additional planting of native species of shrubs and trees and the addition of bird boxes and bee bricks as a proportionate measure to address biodiversity net gain.

Developer Contributions

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
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Self Build (CIL Exemption in place)	237.53	103.3	134.23	134.23	£80/sqm	£13,753.41 *
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Subtotal:	£13,753.41
Relief:	£13,753.41
Total Payable:	£0.00

11 CONCLUSION

The proposed scale and mass would result in an extension would be so disproportionate to the original dwelling that the impact on the character of the area and dominance within the street scene justify a refusal in this instance.

The proposed extension would dominate the historic building, failing to preserve its special historic value, in doing so it would fail to preserve the character of the area. These impacts would amount to less than substantial harm, but without sufficient public benefit to outweigh the harm.

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 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 of the original dwelling and appearance of the area, furthermore by virtue of its height and width 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

2. Due to the size, scale and design of the proposed extension it would unduly rival the dominance of the original house, disproportionate to its scale and form to the detriment of its significance as a unlisted heritage asset and therefore its contribution to the character and appearance of the area. The less than substantial harm would not be outweighed by any public benefits.

The scheme is therefore contrary to DM1 of the New Forest District Local Plan Part 2: Sites and DM policies 2014 and the NPPF.

Further Information:

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New Forest

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PLANNING COMMITTEE

December 2021

THE WHITE HOUSE
 1 FOREST LANE
 HARDLEY, FAWLEY SO45 3NA
 21/11219

Scale 1:1250

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