

**Application Number:** 15/11306 Full Planning Permission

**Site:** 232 EVERTON ROAD, HORDLE SO41 0HE

**Development:** Gates; rooflight; cladding

**Applicant:** Mr & Mrs Finch

**Target Date:** 02/11/2015

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**1 REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Green Belt  
Plan Area

**3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

**Core Strategy**

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
7. The countryside

Policies

CS2: Design quality

**Local Plan Part 2 Sites and Development Management Development Plan Document**

DM20: Residential development in the countryside

**4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

Section 38 Development Plan  
Planning and Compulsory Purchase Act 2004  
National Planning Policy Framework NPPF Ch. 7 - Requiring good design  
NPPF Ch. 9 - Protecting Green Belt land

**5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

SPD - Hordle Village Design Statement

**6 RELEVANT PLANNING HISTORY**

15/10651 First floor front window granted subject to conditions 30/06/2015  
15/10071 Detached garage with workshop 10/03/2015  
14/11509 Single storey rear extensions (Prior approval application) GPD approved 26/11/2014  
14/11423 Single storey rear extension (Lawful Development Certificate that permission is not required) withdrawn by applicant 30/10/2014

14/11094 Rooflights in association with new first floor, roof alterations, rear Juliet balcony, fenestration alterations granted subject to conditions 6/10/2014

## **7 PARISH / TOWN COUNCIL COMMENTS**

Hordle Parish Council: Recommend refusal

Concerns that this was out of keeping with the street scene and contrary to the Hordle Village Design Statement. RBE06 Elevated frontages. High close boarded fences, high brick walls, piers and ornate gates that prevent views or add a feeling of suburbanisation, do not fit in with the character of the more rural parts of the Parish and should be discouraged.

Following further information from agent as to the style of gates, advising that these would be palisaded, the Council reconsidered the application, but decided that their initial response should stand.

## **8 COUNCILLOR COMMENTS**

None received

## **9 CONSULTEE COMMENTS**

Land Drainage: no comment

## **10 REPRESENTATIONS RECEIVED**

1 objection:

- object to use of vertical wood cladding, will give it the appearance of a shed or scout hut

Correspondence from agent:

- clarification of design of gates which are to be slatted, which would allow for visibility

## **11 CRIME & DISORDER IMPLICATIONS**

Not applicable

## **12 LOCAL FINANCE CONSIDERATIONS**

Local financial considerations are not material to the decision on this application

## **13 WORKING WITH THE APPLICANT/AGENT**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.

- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

## 14 ASSESSMENT

- 14.1 The application site consists of a detached dwelling, which is currently being extended following recent permissions. The dwelling is sited amongst a small group of detached dwellings, varying in style, fronting Everton Road.
- 14.2 The original proposal incorporated an element of cladding, but the current proposal is to clad the entire exterior walls in vertical cladding. The use of this material would be different to the more traditional materials used on the neighbouring properties, but the plans indicate that the cladding would be left to silver which would reduce the impact of the resulting building within the street scene. Furthermore, there are no special constraints in this area relating to the use of cladding, so at a later date the building could be totally clad without the benefit of requiring consent.
- 14.3 This application also proposes gates to the front boundary. These would be positioned at the existing vehicular access to the site, and would be set in. The form and height of the gates would be appropriate in this location, especially as the front hedge would be retained.
- 14.4 An additional rooflight serving the first floor bedroom is proposed on the side elevation, facing no 234 Everton Road. It is noted that the cill height of this window would be quite low which would allow views into the rear garden area of the neighbouring property, when the window is opened. The potential overlooking though could be mitigated by an appropriate condition to fix shut this window, and as there are other windows serving this main living space it would not be unreasonable to apply this.
- 14.5 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of

possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

## 15. 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: LP01, PE01, PP01, EE01, EP01

Reason: To ensure satisfactory provision of the development.

3. The first floor rooflight on the north-east elevation of the approved building shall at all times be fixed shut.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

#### Notes for inclusion on certificate:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

**Further Information:**

Householder Team

Telephone: 023 8028 5345 (Option 1)



**New Forest**  
DISTRICT COUNCIL

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**Planning Development  
Control Committee  
November 2015**

**Item No: 3h**  
232  
Everton Road  
Hordle  
15/11306  
SZ2894

Scale 1:1250  
N.B. If printing this plan from  
the internet, it will not be to  
scale.

