

Application Number: 15/11191 Full Planning Permission

Site: GINA, RINGWOOD ROAD, SOPLEY BH23 7BE

Development: One & two-storey front, side & rear extensions

Applicant: Mr Woodrow

Target Date: 15/10/2015

1 REASON FOR COMMITTEE CONSIDERATION

Contrary view to Parish Council

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Countryside outside the New Forest

Green Belt

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
6. Towns, villages and built environment quality

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

Residential Design Guide for Rural Areas of the New Forest District

6 RELEVANT PLANNING HISTORY

79/12351 Alterations and addition of toilet and extension to conservatory granted permission 15th February 1979

7 PARISH / TOWN COUNCIL COMMENTS

Sopley Parish Council recommend permission.

Although this is a sizable extension to the rear and side, there is already a great deal of diversity in style and size as mentioned by the officer. The proposals do not seem out of line with the neighbouring properties, nor encroach upon them. Modification of this dwelling will improve the general outlook as this is one of the more dated properties along the road.

8 COUNCILLOR COMMENTS

None received

9 CONSULTEE COMMENTS

Land Drainage - no comment

10 REPRESENTATIONS RECEIVED

No comments received.

11 CRIME & DISORDER IMPLICATIONS

No relevant implications

12 LOCAL FINANCE CONSIDERATIONS

Regulation 42 of the CIL Regulations 2010 (as amended) states that CIL will be applicable to all applications over 100sqm GIA and those that create a new dwelling. The development is under 100 sq metres and is not for a new dwelling and so there is no CIL liability in this case.

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.

The applicant did not use the Pre-application advice service available from the Council. The Officer's initial briefing was published on the Council's website which indicated some of the Case Officer's concerns with the proposal. Given the scale of the proposal and the issues raised there was no opportunity for the applicant to amend the application within the Government's time scale for decisions. No request to withdraw the application was received.

14 ASSESSMENT

- 14.1 The property is a detached two storey dwelling located within an area designated within the Local Plan as Countryside outside the New Forest. To the other side of the road are open fields which form part of the Green Belt. There is a mixture of sizes and styles of properties along this road with larger properties on either side of the application site. The front boundary consists of a low wall and high fences form the boundaries to the rear.
- 14.2 The main considerations when assessing this application are the impact on the neighbouring property and on the Countryside and Green Belt. While the property is not within the green belt area there is still a requirement to consider any impact on this designated area, which is opposite the site.
- 14.3 The neighbouring property to the south, Multum in Parvo, was rebuilt following planning consent in 2001. A detached garage is positioned to the rear, close to the shared boundary. The proposed two storey side extension would bring the built form closer to this neighbour but, given that there would still be a spatial gap between the properties, the impact on this neighbour's amenity would be acceptable.
- 14.4 The property is located within an area designated as Countryside outside the New Forest and to safeguard the long term future of the countryside the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Policy DM-20 of the Local Plan Part 2, Sites and Development Management Plan, seeks to limit the increase of floorspace allowed to 30% from the floorspace in July 1982. The total increase in floorspace from the proposed extension would be 51%. This would be contrary to Policy and would have a harmful impact on the Countryside.

- 14.5 The neighbouring properties on both sides are both fairly large dwellings which have been increased in size following planning consent. Having looked at the history of these properties the increase in floor space was within the limits set by local policies.
- 14.6 It is appreciated that there are large properties either side of the application site but the proposed side extension would create a property with a width of 11 metres. The resulting property would be excessive in width and would appear bulky and visually intrusive in this location. Also the proposed significant enlargement of the dwelling in this rural location would be contrary to the objectives of the adopted local plan. Therefore the application is recommended for refusal.
- 14.7 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

Refuse

Reason(s) for Refusal:

1. The proposed development, by reason of its excessive bulk, would result in an excessively wide and bulky property which would be harmful to the character and appearance of the countryside and Green Belt in which the site is located. For this reason, the proposal is contrary to policy CS2 of the Core Strategy for the New Forest District outside the National Park and the core principles number 7, Requiring good design, and number 9, Protecting Green Belt Land, of the National Planning Policy Framework
2. In order to safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DM20 of the Local Plan Part 2: Sites and Development Management Plan seeks to limit the proportional increase in the size of such dwellings recognising the benefits this would have in minimising the impact of buildings and human activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside and contrary to Policy DM20 of the Local Plan Part 2: Sites and Development Management Plan.

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.

The applicant did not use the Pre-application advice service available from the Council. The Officer's initial briefing was published on the Council's website which indicated some of the Case Officer's concerns with the proposal. Given the scale of the proposal and the issues raised there was no opportunity for the applicant to amend the application within the Government's time scale for decisions. No request to withdraw the application was received.

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: 3k

Gina
Ringwood Road
Sopley
15/11191
SZ1597

Scale 1:1250

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

