

Application Number: 21/11658 Full Planning Permission

Site: DOCHARTY, 51 HAMPTON LANE, BLACKFIELD, FAWLEY
SO45 1WN

Development: New 1st floor extension with new roof including alterations to existing roof and new rear extension.

Applicant: Mr Lika

Agent: DELTA TECH LTD

Target Date: 04/02/2022

Case Officer: Julie Parry

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on street scene and character of the area
- 2) Impact on neighbour amenity in terms of outlook, loss of light and privacy

This application is to be considered by Committee because there is a contrary view from Fawley Parish Council.

2 SITE DESCRIPTION

The application site relates to a modest detached bungalow with a hipped roof design which has been extended to the rear at ground floor. Located within the built-up area of Blackfield there are a mixture of styles and sizes of dwellings within the wider street scene. Number 51 is situated within a row of bungalows of similar style and scale which are set back from Hampton Lane and accessed via a service road. Some of these properties have been extended to the rear with single storey extensions and the bungalow at the end of the row, number 57 has been altered and extended to form rooms in the roof and has a raised ridge line with cropped gables to the front and rear.

3 PROPOSED DEVELOPMENT

The application seeks planning permission to extend the property to the rear and to raise the ridge to allow for rooms at first floor. The resulting roof design would include cropped gables to the front and rear. Rooflights would be installed on both roof slopes to provide additional light to the first-floor bedrooms and bathrooms.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
88/NFDC/39833 Extension to form additional study, bedroom, bathroom and hall.	25/11/1988	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

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council

No 4 We recommend refusal as the Parish Council considers this application to be out of keeping with neighbouring properties, and it will also have an impact on the privacy of adjacent neighbouring properties.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 2

Two letters of objection were received from the neighbours to the rear at 1 Holly Road in respect of the following:-

- Out of character as would not be in keeping with the other buildings
- Loss of privacy

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. The principle of the development is considered to be acceptable subject to compliance with these policy criteria and the relevant material considerations relating to its impact on the character and appearance of the area and residential amenity.

Impact on the street scene and character of the area

The proposed extension to the rear would increase the depth by 5.9 metres, this would infill an area which is currently used as a patio and would join onto the existing single storey elements to the rear. The roof alterations would increase the ridge height by 1.7 metres to 6.6 metres and would introduce cropped gables to the front and rear. Whilst the proposed extensions at both ground and first floor would result in a much larger property it would still retain a low eaves height and have a roof pitched away from the shared boundaries to the sides thus maintaining the spatial character between the dwellings in this row. The resulting property would be similar in terms of scale and design to the dwelling at the end of the row at number 57 which was granted planning permission in 1988. Consequently, given that a nearby property has been similarly altered along with the mix of designs within the wider street scene the resulting property would not appear out of keeping in this location and would have an acceptable impact on the local area.

The materials to be used would be rendered walls and slate roof to match the existing which would be acceptable in terms of the resulting finish. A condition will be applied for the materials to be used to match the existing to ensure an acceptable appearance of the resulting building.

Neighbour amenity

The proposed extensions and roof alterations would be set away from the neighbours to both sides, with a gap of 5.5 metres still maintained at the front between number 53 to the north and number 51. This neighbour does have a ground floor window facing the application site however this is already compromised in terms of light from the existing built form. With the degree of separation between the properties along with the retention of the low eaves the increased built form would not have a significant adverse impact on the neighbours' amenity in terms of loss of light or outlook.

The neighbour at number 49 does have windows along the side wall facing the application site however being to the south there would not be a loss of light. Whilst the proposal would be visible from this neighbour's windows it would remove the patio area which is currently alongside the boundary wire fence and therefore on balance would improve the privacy and living conditions for this neighbour.

The proposed rooflights towards the rear of the property would allow for some views into the neighbouring rear gardens at numbers 49 and 53 Hampton Lane and therefore to protect the neighbours' privacy it would be acceptable to condition any approval for these rooflights to be obscure glazed and fixed shut, unless the part to be opened is more than 1.7 metres above floor level.

The neighbours to the rear at 1 Holly Road have objected to the proposed alterations in that there would be a loss of privacy caused by overlooking from the proposed first floor rear window. The distance between this proposed window and the rear boundary would be 20 metres, with a further 23 metres to the rear of this neighbour's property. Therefore given this distance this would be considered to be a normal back to back relationship within the built up area and the impact on this neighbour's amenity in terms of overlooking would be acceptable.

Parking

The proposed development would increase the number of bedrooms within the property from 3 to 4. The carport to the side of the property is being retained and

there would also be parking available to the front of the carport within the front garden along with on street parking within the access road. Therefore, the proposed alterations would not result in a highway safety concern.

Ecology

There are no ecological enhancements identified to be incorporated in the proposed outbuilding nevertheless, taking into account the scale of the proposed development this would not be grounds to refuse this part of the proposed development.

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
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Dwelling houses	211.5	99.6	111.9	111.9	£80/sqm	£11,431.02 *
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Subtotal:	£11,431.02
Relief:	£0.00
Total Payable:	£11,431.02

11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2021) and other Local Plan policies. Permission is therefore recommended

12 OTHER CONSIDERATIONS

None

13 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: (insert plan numbers).

Reason: To ensure satisfactory provision of the development.

3. The first floor rooflights serving the bedroom to the rear of the property of the approved building shall be :

- (i) obscurely glazed, and
- (ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor,

and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

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New Forest DISTRICT COUNCIL

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PLANNING COMMITTEE

February 2022

DOCHARTY, 51 HAMPTON LANE
BLACKFIELD, FAWLEY
SO45 1WN
21/11658

Scale 1:1250

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

