

Application Number: 22/10063 Full Planning Permission

Site: 45 NORTHFIELD ROAD, RINGWOOD BH24 1LT
Development: Erection new front boundary treatment. (Retrospective)
Applicant: Mr & Mrs Knight
Agent: Ken Parke Planning Consultants
Target Date: 14/03/2022
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

This application is to be considered by Committee because the officer's recommendation is contrary to the view of Ringwood Town Council

2 SITE DESCRIPTION

The application property is located within the Ringwood defined Built up Area and is also within an area that is covered by the Ringwood Local Distinctiveness Statement. 45 Northfield Road is a detached property situated alongside and accessed from a well-used through road.

3 PROPOSED DEVELOPMENT

Permission is sought to regularise a recently constructed 1.8m wall with timber inserts and iron entrance gates.. The wall is set back from the boundary by approximately 1.1m with 6 shrubs planted along the front of the wall which have the capacity to reach approximately 1.7m in height.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
99/67944 Single storey addition	07/01/2000	Granted Subject to Conditions	Decided
96/NFDC/59672 Erection of dwelling, integral double garage & new access	26/09/1996	Granted Subject to Conditions	Decided
96/NFDC/59260 Erection of garage & new access	05/08/1996	Granted Subject to Conditions	Decided
95/NFDC/57116 Erection of dwelling with detached double garage & access	17/08/1995	Granted Subject to Conditions	Decided
94/NFDC/54020 Erect dwelling with new pedestrian/vehicular access	14/04/1994	Granted Subject to Conditions	Decided

90/NFDC/45287 Erect two-storey dwelling and new access 03/07/1990 Granted Subject to Decided Conditions

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 - Ringwood Local Distinctiveness

Relevant Advice

Chap 12: Achieving well designed places

Constraints

SSSI IRZ Waste
SSSI IRZ Water Supply
SSSI IRZ Rural Residential
SSSI IRZ Minerals Oil and Gas
SSSI IRZ Residential
SSSI IRZ Rural Non Residential
SSSI IRZ Wind and Solar Energy
Aerodrome Safeguarding Zone
Planning Agreement
Small Sewage Discharge Risk Zone - RED
Plan Area
Avon Catchment Area
SSSI IRZ Compost
SSSI IRZ Discharges
SSSI IRZ Infrastructure
SSSI IRZ Air Pollution
SSSI IRZ All Consultations
SSSI IRZ Combustion

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council

R(4) Recommend refusal. The Committee felt the proposal was out of character and inappropriate for the area and disputed comments made by the Planning Agent in relation to this, with poor comparisons provided. The proposal is contrary to the Ringwood Local Distinctiveness SPD which states that low hedges and fences predominate, and evidence can be provided to prove this is the case. There is no justification for the height, which also sets the proposal aside from other boundary treatments in the area. The "modest shrubs? that have been planted will take a considerable number of years to soften the impact. Should the application go before NFDC Planning Committee, a more comprehensive response will be submitted.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

No comments received

10 PLANNING ASSESSMENT

Principle of Development

The principle of the development is acceptable subject to relevant material considerations relating to residential amenity, character and appearance of the area and 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.

NPPF Chapter 12 - The proposal would meet the objectives of Chapter 12 of the National Planning Policy Framework paragraph 127 in so much that it would optimise the potential of the site.

Ringwood Local Distinctiveness - Character Area 8 North Ringwood - key defining elements are the remaining hedgerows which give the area its character, the verges and hedgerows with a deep set back of the properties give a vista to the forest in the east.

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

The removal of any hedgerow is regrettable, however permission is not required to do so. The wall is set back from the front boundary by 1.1m and softened by the mixed use of timber and brick, the wall is further softened by the addition of the shrubs which will naturally mature and have the capacity to grow to 1.7m in height. The wall does not span the full width of the plot and the iron gates allow light to pass through.

The prevailing character remains the verdant nature of the mature hedgerows and verges, however there are examples of closeboard fences and brick walls along Northfield Road, some have been permitted development and remain lower, however over time these changes have collaborated towards the gradual erosion of the verdant nature, the now more varied character of the road assists in the mitigation of the wall. Indeed the next door property number 43 Northfield Road has a brick wall which gained consent in 2018, this wall is slightly lower at 1.2m in height but is directly adjacent the pavement and sits forward of the wall at number 45 the application site.

The proposal, due to its choice of material and set back with the addition of shrubs to the front, would not appear overly prominent within the street scene or detract from the character of the area. The Ringwood Local Distinctiveness Document refers to the importance of the remaining hedgerows, however over time the shrubs will mature and the wooden inserts will weather, the set back and the vista of the forest to the east remains.

Neighbour Amenity

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 application has been considered against all relevant material considerations including the Local Plan, Ringwood Local Distinctiveness and National Planning Policy Framework, The application is considered to raise no significant issues. Accordingly the proposed development would have an acceptable impact on neighbour amenity, character of the area and the street scene. Also the National Planning Policy Framework states the planning balance is in favour of development and as such the application is recommended for permission.

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:

BSP1 = SITE LOCATION AND BLOCK PLAN
PASB1 = EXISTING AND PROPOSED PLANS

Reason: To ensure satisfactory provision of the development.

Further Information:

Jacky Dawe
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Bridge

NFDC



New Forest DISTRICT COUNCIL

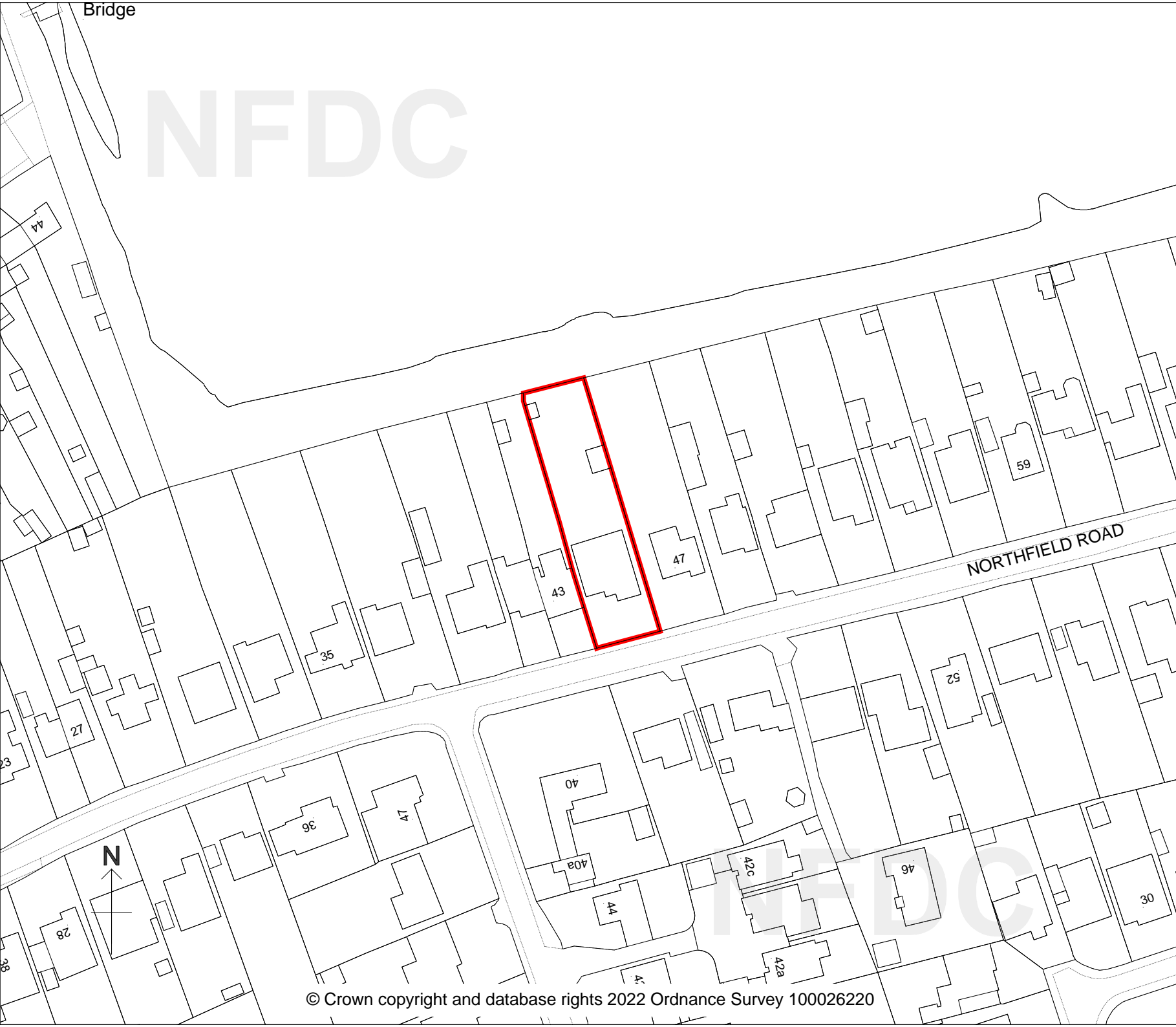
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PLANNING COMMITTEE

March 2022

45 NORTHFIELD ROAD
RINGWOOD
BH24 1LT
22/10063



Scale 1:1250

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