

Application Number: 21/11672 Full Planning Permission

Site: 5 SIKA RISE, BRANSGORE BH23 8FA

Development: Single-storey rear extension

Applicant: Mr & Mrs Simpkins

Agent:

Target Date: 14/02/2022

Case Officer: Jacky Dawe

Extension Date: 10/03/2022

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 Bransgore Parish Council

2 SITE DESCRIPTION

The application property is located within the Bransgore defined Built up Area. The property forms part of a modern development of 8 houses. The property is a semi-detached house of red brick construction, the top half is timber clad, the roof tiles are slate grey in colour and the dormer cheeks are of lead construction.

The property has an open front with an area of planting, there is an allocated parking space within an open timber frame carport, this also has slate grey tiles which match the property.

3 PROPOSED DEVELOPMENT

Permission is sought for a single-storey rear extension

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
18/10240 Development of 8 dwellings; 3 detached garages, 1 car port and 1 four bay car port, landscaping, parking (Details of appearance & landscaping, development granted by Outline Permission 17/11414)	18/07/2018	Granted Subject to Conditions	Decided
17/11414 8 dwellings; parking (Outline application with details only of access, layout and scale)	10/01/2018	Granted Subject to Conditions	Decided
17/10861 7 houses; 6 garages; carport; parking; landscaping; access	27/09/2017	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

Relevant Advice

Chap 12: Achieving well designed places

Constraints

SSSI IRZ Wind and Solar Energy

SSSI IRZ Rural Residential

SSSI IRZ Rural Non Residential

SSSI IRZ Water Supply

SSSI IRZ Waste

SSSI IRZ Residential

Planning Agreement

Plan Area

Historic Land Use

Aerodrome Safeguarding Zone

SSSI IRZ Discharges

SSSI IRZ Compost

SSSI IRZ Minerals Oil and Gas

SSSI IRZ Infrastructure

SSSI IRZ Air Pollution

Avon Catchment Area

SSSI IRZ Combustion

SSSI IRZ All Consultations

Tree Preservation Order: 53/02

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Bransgore Parish Council

Recommend Par 4, Refusal.

Concerns were raised regarding the proposed materials, specifically the roof and cladding materials, as it was felt they were not in keeping with the existing property.

There was no objection to the principle of the extension and there was not considered to be any negative impacts on neighbouring properties.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health Contaminated Land: comment - no concerns

Wessex Water: comment - no objection

National Park Authority: comment - no comment

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 1

- *the existing outbuilding blocks natural light to cottage*
- *skylights will shine directly into lower set bedroom windows*
- *additional noise*

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.

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

The proposal is for a single-storey rear extension. The proposal does extend to the side of the existing property by 1m, which will be visible from the front elevation. However, there is an existing 2m high closeboard fence which runs along from the garage to the front elevation of the house which will obscure part of the extension, also the existing outbuilding is timber clad.

The proposed materials of the extension are timber cladding, with an aluminium roof in anthracite. These materials match the existing timber cladding of the house and the slate grey tiles of the roof.

The proposal is modest in scale and size and has been designed as a sympathetic and proportionate addition to the existing dwelling and would not detract from the character of the area or appear overly prominent within the street scene.

Neighbour Amenity

The proposed extension is set off the shared boundary with number 4 Sika Rise and relatively low.

The property beyond the rear boundary is Godwins Mede, this is a thatched property, indeed the first floor windows are of a lower level than the first floor windows of the host dwelling. The built form Godwins Mede stops in line with the existing outbuilding, the proposed extension and subsequent rooflights face beyond the neighbouring property Godwins Mede and its own outbuilding towards the trees, also to be noted the proposals are single-storey and the rooflights are situated on a low pitched roof and will face upwards.

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 development plan, relevant legislation, policy guidance, government advice and the views of consultees and interested 3rd parties. On this occasion it is considered that the issues raised are not so significant as to warrant a refusal of planning permission

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:

P-001 = SITE LOCATION AND BLOCK PLAN
P-002 = SITE PLAN
P-003 = EXISTING AND PROPOSED GROUND FLOOR PLAN
P-004 = EXISTING AND PROPOSED FIRST FLOOR PLAN
P-005 = EXISTING AND PROPOSED ROOF PLAN
P-006 = EXISTING ELEVATIONS
P-007 = PROPOSED ELEVATIONS
P-008 = MATERIALS

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

March 2022

5 SIKA RISE
BRANSGORE
BH23 8FA
21/11672

Scale 1:1250

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

