

Application Number: 21/11673 Full Planning Permission

Site: 3 ARNWOOD DRIVE, BRANSGORE, SOPLEY BH23 8FH
Development: Additional front dormer, enlarge existing dormer; increase depth of front window
Applicant: Mr & Mrs Annandale
Agent: AJC Architectural Services
Target Date: 08/02/2022
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 at the request of Councillor Tony Ring

2 SITE DESCRIPTION

The application property is located within the Sopley defined Built up Area. The property forms part of a recently constructed development. A detached bungalow with an open front, area of lawn and planting, with a detached garage to one side.

3 PROPOSED DEVELOPMENT

Permission is sought for a new front dormer, extension to existing front dormer and enlarged front window.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
15/10914 Development of 80 houses (Details of appearance, landscaping, layout, scale & access development granted by Outline Permission 13/11408)	28/10/2015	Granted Subject to Conditions	Decided
13/11408 The erection of up to 80 dwellings; (Outline application with all matters reserved)	15/12/2014	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 Water Supply
SSSI IRZ Wind and Solar Energy
SSSI IRZ Waste
SSSI IRZ Residential
SSSI IRZ Rural Non Residential
SSSI IRZ Rural Residential
NFSFRA Surface Water
Avon Catchment Area
Planning Agreement
Plan Area
Aerodrome Safeguarding Zone
SSSI IRZ Discharges
SSSI IRZ Infrastructure
SSSI IRZ Minerals Oil and Gas
SSSI IRZ Compost
SSSI IRZ Air Pollution
SSSI IRZ All Consultations
SSSI IRZ Combustion

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Sopley Parish Council

Comment - no objections, support request for referral to Committee

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

- *loss of privacy, property visible from public road*
- *frontal privacy difficult to mitigate*
- *noise pollution*
- *out of character, no other frontal changes to original scheme*
- *change of pitch to existing dormer, poor design contrary to Policy*
- *increase in size of windows will increase overlooking*
- *construction will cause disruption and safety issues*
- *request condition stating no parking, unloading or obstruction of road at any time*

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 proposed front dormers are proportionate to the existing roof form and create balance to the overall design. The enlargement of the front ground floor window is minimal and relative in size to that of the other existing window.

The proposals are modest in scale and size and have been designed as sympathetic and proportionate additions 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 windows are front facing and look towards the road and the public realm. The increase to the size of the windows is minimal and due to the curve of Arnwood Drive and the orientation of the properties within, the windows to the front do not directly face each other.

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.

Whilst some degree of noise and general disruption is inevitable when construction works take place, these are of temporary nature and therefore cannot justify planning refusal. Furthermore, imposing a condition restricting parking on an application for a domestic extension would not be reasonable in planning terms. However, if these noises and disruptions to traffic/pedestrians amounted to a statutory nuisance then this would be dealt with under legislation relevant to anti-social behaviour by the Council's Environmental Health Officers.

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:

SITE LOCATION PLAN
BLOCK PLAN
01 REV A = ELEVATIONS, FLOOR AND ROOF PLANS

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest DISTRICT COUNCIL

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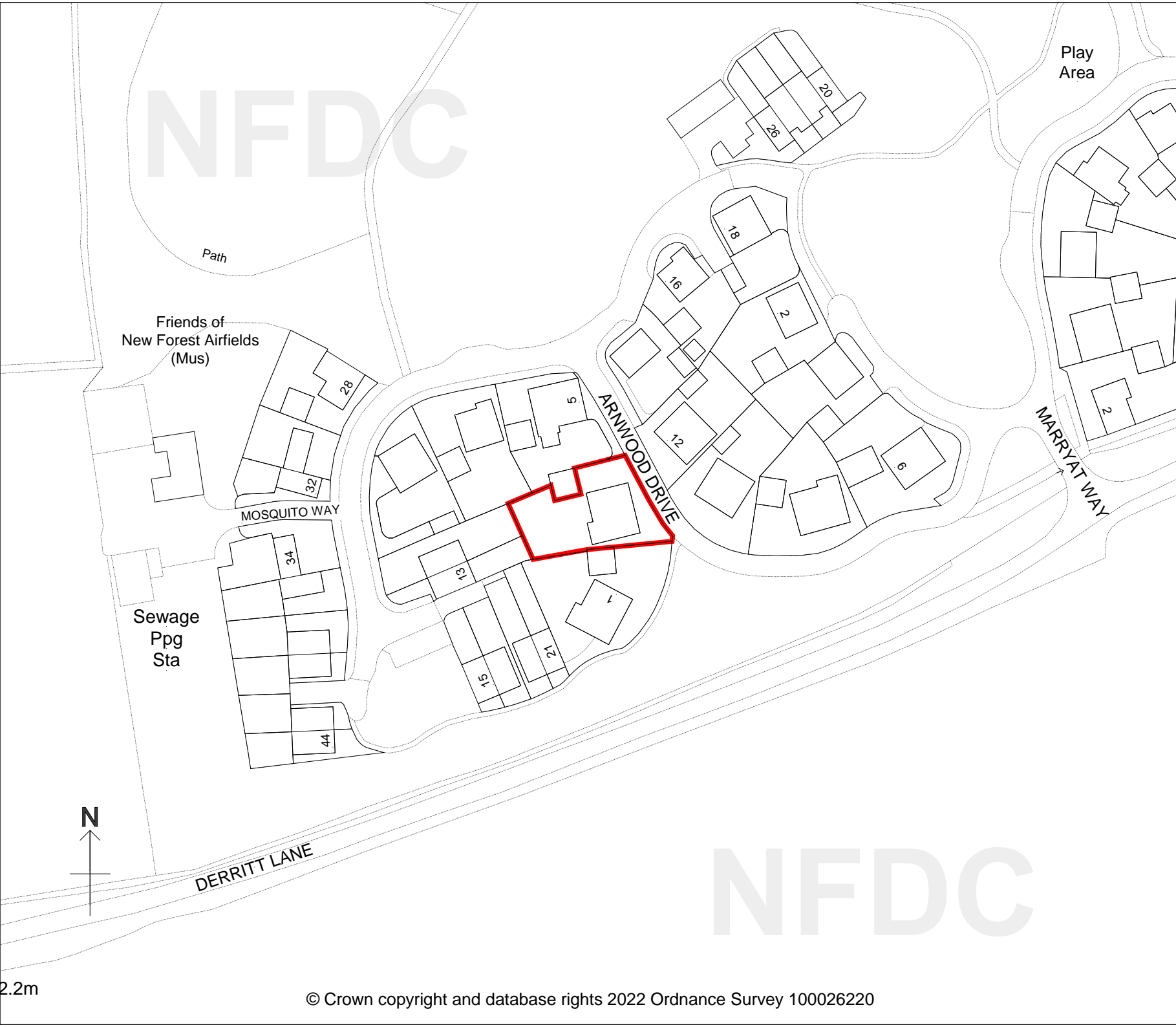
PLANNING COMMITTEE

March 2022

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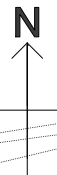
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