

Application Number: 22/10018 Full Planning Permission

Site: SQUIRRELS BEECH, BEAULIEU ROAD, DIBDEN PURLIEU,
HYTHE SO45 4JF

Development: Covered garden area

Applicant: Mr & Mrs Drummond

Agent: IHD Architectural Services Ltd

Target Date: 03/03/2022

Case Officer: Julie Parry

Extension Date: 09/03/2022

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character of the area
- 2) Impact on neighbour amenity in terms of outlook and loss of light
- 3) Impact on protected trees

This application is to be considered by Committee because of a contrary view from Cllr Osborne who has requested the application is decided at the Planning Committee

2 SITE DESCRIPTION

The application site relates to a detached two storey dwelling within the built up area of Hythe. Squirrels Beech is set back from the main Beaulieu Road and is accessed via a narrow road where there are a mixture of styles and sizes of properties. The property is on a lower ground level than the road and the level decreases further to the dwelling to the rear, Woodglade, which has a vehicle access which runs alongside the application site. There a number of trees in this area with two within the rear garden of Squirrels Beech which are protected with tree preservation Orders.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for an increase in the height of the rear boundary wall with a timber slatted structure to allow for a flat roof to cover an area of the existing patio.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
08/92827 Retention of front shed	07/11/2008	Granted	Decided	
NFDC/97/61176 2 storey addition	14/05/1997	Granted Subject to Conditions	Decided	

96/NFDC/58712 One and two-storey addition	13/09/1996	Granted Subject to Conditions	Decided	
95/NFDC/56568 One and two-storey addition	13/06/1995	Refused	Appeal Decided	Appeal Dismissed

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

Neighbourhood Plan

Hythe and Dibden

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

Comment: PAR 2: Recommend REFUSAL but would accept the decision reached by the DC Planning Officers under their delegated powers. The Committee has the following concerns:

- 1) It will have a disproportionate effect on neighbouring properties due to its location
- 2) There will be a negative visual impact on neighbouring properties
- 3) There are concerns about the existing protected trees which are a valuable amenity in the area

7 COUNCILLOR COMMENTS

Councillor Osborne has objected to the proposed development for the following reasons:-

- The boundary wall is raised beyond the two metres height permitted in planning regulation.
- The structure projects beyond the existing building line up to the boundary of the property.
- There is no provision of the collection and dispersal of rainwater.
- Redecoration will need to be carried out on the side of the wall.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Southern Water

Comment only in respect of foul sewage.

NFDC Tree Team

The construction of the garden structure is unlikely to affect the protected trees on the site and there is no objection on tree grounds.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 1

One letter of objection from the neighbour at Woodglade for the following reasons:-

- Loss of sunlight
- increase in height will result in degraded visual amenity
- increased density of development
- loss of privacy and light pollution
- impact on the protected trees

Comments available in full on the Council's website

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.

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

The boundary wall is already in situ at the rear of the site and currently has a height of 1.8 metres. The proposed timber slats would increase the height of the boundary in this position by 85cm with a flat roof added to take the finished height to 2.65m metres. Given the modest height increase and the position of this development to the rear of the property there would be limited potential for the resulting built form to be viewed on the street scene.

The proposed development would have a flat roof finished in an EPDM synthetic rubber material. With open sides facing the garden the additional built form would be lightweight and modest in size and height and as it is to the rear of the property it would be acceptable in terms of scale and design with limited impact on the existing dwelling.

The agent has confirmed that the drainage of surface water will be dealt with on site using the current down pipe or soak away.

Trees

The Council's Tree Officer has advised that the proposed covered garden area would be in close proximity to the 2 protected trees. However there is already an existing patio area within the area proposed so there would not be a significant change in the rooting environments for these trees. The installation of the roof structure will require post supports within the patio area, the installation of single posts will not significantly affect the trees. Therefore they have no objection on tree grounds.

Residential amenity

The neighbour to the rear, Woodglade, has their side elevation 6.5 metres from the rear wall of the proposed development. This neighbour is positioned to the east of the application site and therefore consideration has been given on the potential for loss of light from the increased boundary height. There is already a degree of shading on this neighbour when the sun is setting from the existing built form at Squirrels Beech along with the high trees in this vicinity.

This neighbour has objected to the proposed development in terms of the impact on their amenity in terms of loss of light and outlook as well as a loss of privacy. This neighbour's side wall does contain a window at first floor and whilst the built form would be visible from this window it would not impact on their outlook in terms of a visual intrusion given the low height of the proposed development and the degree of separation. The increased height of the boundary would be visible from this neighbour's access and garden to the side however this is not a main amenity space and therefore the overall affect on this neighbour's amenity would not be to such a degree to be unacceptable.

The neighbour to the north, Valley Lodge, has a parking area to the rear of their property and is separated from the proposed development by the access road to Woodglade. With the modest height proposed along with the degree of separation the proposed development would have an acceptable impact on this neighbour's amenity.

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.

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 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 received 6th January 2022:

- DRU 201 Existing floor plans
- DRU 202 Existing elevations
- DRU 203 Proposed floor plans
- DRU 204 Proposed elevations
- DRU 205 Block plan
- DRU 206 Location plan

Reason: To ensure satisfactory provision of the development.

Further Information:

Julie Parry

Telephone: 023 8028 5436



New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

Claire Upton-Brown
Executive Head of Planning,
Regeneration and Economy
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

March 2022

SQUIRRELS BEECH
BEAULIEU ROAD, DIBDEN PURLIEU
HYTHE SO45 4JF
22/10018

Scale 1:1250

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

