

Application Number: 22/10022 Full Planning Permission

Site: 6 ST MARYS CLOSE, BRANSGORE BH23 8HU
Development: First-floor side extension, single & two storey front extension;
internal alterations
Applicant: Dr Randall
Agent: Simpson Hilder Associates
Target Date: 10/03/2022
Case Officer: Jacky Dawe
Extension Date: 15/04/2022

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 small development of houses constructed in the late 1970's.

The application property is a detached, part rendered house set back from the close with a large area of lawn and a tarmac drive, all enclosed by a dwarf wall.

Beyond the rear boundary is a line of protected trees. The tree in the front garden is attractive, but is not subject to any special protection.

3 PROPOSED DEVELOPMENT

Permission is sought for the erection of a first floor side extension, two-storey front extension and a single-storey front extension.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
78/NFDC/09735 21 houses and garages with construction of parking facilities.	18/03/1978	Granted Subject to Conditions	Decided
76/NFDC/06641 Landscaping and maintenance.	20/04/1977	Granted	Decided
76/NFDC/04393 Residential development of 37 houses and garages with construction of parking facilities and pedestrian/vehicular access and estate roads.	15/06/1976	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 Water Supply

SSSI IRZ Rural Non Residential

SSSI IRZ Rural Residential

SSSI IRZ Waste

SSSI IRZ Residential

Avon Catchment Area

Historic Land Use

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

Tree Preservation Order: 96/99/T3

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Recommend Par 4, Refusal

Concerns were raised regarding the visual impact of the front and side extension. It was felt that it was not in keeping with the property or the immediate local area and would result in the property standing out from others in the vicinity.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health Contaminated Land, Appletree Court

Comment - no concerns

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.

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

St Marys Close was constructed in the 1970's, with differing styles of property. There is no distinct rhythm with regards to front building line or spatial gaps, with the application property benefiting from a large front garden, set back some 16m from the road. The adjoining property (number 5) sits forward in its plot.

The application property is located within the centre of the plot thereby providing a generous rear garden. There is a line of protected Oaks towards the rear boundary, however the proposal has been designed to the front of the property in order to keep clear from these trees.

The proposal sits forward by 2.5m which is considered to be minimal in relation to the length of the front garden. The two-storey addition to the front has a hip roof and the lower single-storey lean to roofs to the front add detail. These features draw the eye and add interest, however due to the set back of at least 16m and the use of matching materials the proposals would not appear prominent.

The side extension is contained within the existing footprint, with only the height being raised.

On the basis of the above, the design of the proposal is considered to be 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 potential for adverse impacts upon neighbour amenity has been carefully assessed on site.

It is considered that this scheme has been designed to ensure that the potential for any overlooking/ impact upon privacy is minimised to a level that is acceptable. The proposed scheme will not have an adverse impact in terms of shading adjoining properties or have an unacceptable overbearing effect.

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 third parties.

It is considered that the proposed development would have an acceptable impact on neighbour amenity, character of the area and the street scene and it is recommended that permission be granted.

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:

9790-100-P2 = SITE LOCATION AND BLOCK PLAN
9790-101-P1 = EXISTING PLANS
9790-102-P1 = PROPOSED 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

April 2022

6 ST MARYS CLOSE
BRANSGORE
BH23 8HU
22/10022

Scale 1:1250

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

