

Application Number: 22/10109 Full Planning Permission

Site: 8 BROOK AVENUE, NEW MILTON BH25 5HD
Development: Demolish existing garage, workshop & conservatory; single & two storey side and rear extensions
Applicant: Mr & Mrs Brooks
Agent: Case Design Group LLP
Target Date: 01/04/2022
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 at the request of Councillor John Ward

2 SITE DESCRIPTION

The application property is located within the New Milton defined Built up Area and is also within an area that is covered by the New Milton Local Distinctiveness Statement. A detached rendered house, situated along a busy through road which retains its rural feel, lots of hedges remain and on the opposite side of the road is an area of greenspace which falls within the Greenbelt, where there is a footpath and a watercourse running through. The land slopes down from the rear boundary to the road at the front, the plot is large and the gardens are currently well planted and established.

3 PROPOSED DEVELOPMENT

Permission is sought for a one and two-storey side and rear extension

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
02/76682 Single storey side extension; conservatory	24/01/2003	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

Supplementary Planning Guidance And Documents
SPD - New Milton 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
Flood Zone
Small Sewage Discharge Risk Zone - RED
Plan 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

Neighbourhood Development Plan

New Milton Neighbourhood Plan
NM4 – DESIGN QUALITY
NM13 – BARTON ON SEA

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council: acceptable (delegated)

7 COUNCILLOR COMMENTS

Cllr John Ward - supports the views of Cllr Jill Cleary in that not compliant with Policy EMV3 and Mr Ward should have opportunity to speak

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Southern Water

Comment - add informative

Natural England

Comment only

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 1

- boundary not shown
- possible overhang due to close proximity of buildings
- scaffolding and future maintenance should not involve access
- the rise in height is overbearing and cause overshadowing of conservatory
- damage to hedge due to foundations and extension
- loss of spatial gaps
- the extension at number 10 over garage retained spatial gap
- party wall act would encumber
- loss of parking

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.

As well as the standard policies as previously stated The New Milton Neighbourhood Plan is a material consideration when determining this application, including Policy NM4 – DESIGN QUALITY

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 side extension has been designed to reflect the style of the existing property and the catslide roof detail has been retained with the inclusion of a front dormer to create the desired floorspace. This dormer respects the catslide and sits well within the roof form. The windows also match those of the existing property.

The rear extension is single-storey with a pitched roof and is a typical addition within this urban area.

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.

Residential amenity

The proposals are set off all boundaries, the two-storey element sits alongside the blank wall of the neighbouring property. The single-storey element has a roof which pitches away from the side boundary.

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.

Concerns raised

Amended plans have been submitted which clearly show the boundary and a fence has now been installed along this boundary. The buildings are close, however the plans now show that all of the works will fall within the boundary of number 8. Access and scaffolding is a civil matter between the two parties.

Concerns have been raised regarding the established hedge. The hedge can be cut back to the boundary, however the height cannot be reduced, the owner of the hedge must be informed when doing so and cannot occur during bird nesting season. This is also a civil matter.

It has been demonstrated that an appropriate level of parking can be provided within the curtilage of the property.

The side extension is the same height as the current roof form, this is inline with the property number 10's two-storey side extension which has a blank wall. The single-storey roof form pitches away from the side boundary. As the property is to the east of number 10 any overshadowing would be minimal.

The properties along this section of Brook Avenue are large and varied in style. Due to the slope in land, views are mainly of the sky above the properties, also the erosion of the gaps between properties has already occurred by previous extensions.

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.

As a result of this assessment it is considered that 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:

1224-PLAN-02 R3 = PROPOSED ELEVATIONS
1224-PLAN-07 = SITE PLAN
1224-PLAN-01 = EXISTING ELEVATIONS
1224-PLAN-03 = EXISTING FLOOR PLAN
1224-PLAN-04 = PROPOSED FLOOR PLAN
1224-PLAN-05 = ROOF PLANS
1224-PLAN-06 = SITE LOCATION AND BLOCK PLAN

Reason: To ensure satisfactory provision of the development.

Further Information:

Jacky Dawe
Telephone: 023 8028 5447



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

April 2022

8 BROOK AVENUE
NEW MILTON
BH25 5HD
22/10109

Scale 1:1250

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

