

Application Number: 22/10119 Full Planning Permission

Site: 2 HAVEN GARDENS, NEW MILTON BH25 6HF

Development: Single-storey extensions; dormer extension; chimney stack removals; fenestration removals; porch addition; south west dormer raised; boundary wall fence and wall erection adjacent to the highways

Applicant: Mr Robinson

Agent: Simon Ellis Design

Target Date: 30/03/2022

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 because the officer's recommendation is contrary to the view of New Milton Parish Council

2 SITE DESCRIPTION

The application property is located in a corner position in a no through road close to the town centre. The site is within the New Milton defined Built up Area and is also within an area that is covered by the New Milton Local Distinctiveness Statement. The property is a detached rendered chalet bungalow, situated to the rear of its plot with the main amenity space to the sides. The property faces the side wall of number 29 Milton Grove.

3 PROPOSED DEVELOPMENT

Permission is sought for single-storey side extensions and front and rear dormers, also porch and front boundary treatment.

Permission was previously granted under application number 21/11186, for the front and rear dormers and side extensions. This application seeks permission to regularise some changes to the dormers and also includes a porch and new boundary treatment, a dwarf wall to most of the front boundary with a 2m high fence to create a private side garden.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/11186 Single-storey extensions; dormer extension; chimney stack removals; fenestration alterations	06/10/2021	Granted Subject to Conditions	Decided

XX/LYB/10778	Erection of garden fence.	30/11/1966	Granted Subject to Conditions	Decided
XX/LYB/10264	Erection of garage.	10/12/1965	Granted Subject to Conditions	Decided
XX/LYB/05983	Alterations to semi-bungalow and erection of garage with construction of access.	14/10/1959	Granted	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 Document

SPD - New Milton Local Distinctiveness

Relevant Advice

Chap 12: Achieving well designed places

Constraints

SSSI IRZ Waste
 SSSI IRZ Wind and Solar Energy
 SSSI IRZ Residential
 SSSI IRZ Rural Residential
 Aerodrome Safeguarding Zone
 SSSI IRZ Air Pollution
 Small Sewage Discharge Risk Zone - RED
 Plan Area
 SSSI IRZ Infrastructure
 SSSI IRZ Minerals Oil and Gas
 SSSI IRZ Discharges
 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: Object (non-delegated)

1. Overdevelopment
2. Contrary to the New Milton Local Distinctiveness SPD in terms of building line

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Southern Water

Comment - add informative

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 1

- dormer not as built
- windows face conservatory - not obscure or non opening
- revised application submitted which still does not reflect the built form
- not in keeping with the local plan or local distinctiveness document and detracts from character of the area and street scene

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 and NM13 – BARTON ON SEA

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 main principle of this proposal has been established under the previous consent, an amended scheme has now been submitted to regularise what has actually been constructed.

The two side extensions remain the same.

An alteration to building regulations has meant that the rear dormer has had to be increased in height in order to accommodate the required insulation and resulting head room.

The approved rear dormer measured - 2.1m in height and 10m wide.
The amended dormer measures - 2.6m in height and 9.1m wide.

The two front dormers have the same roof pitch however have been amended in length from 0.9m to 1.4m

Amendments to the crop hip to make it deeper as per the existing plans.

A front porch has been included.

The scheme also proposes changes to the front boundary treatment, consisting of a front wall at 1m in height with a 2m fence to create private amenity space.

The dwarf wall is in keeping with the area and there are several examples within the close, the 2m slatted fence is to create a private amenity area to the side of the property and has been kept to a minimum. It is intended to keep the existing hedge which fronts Milton Grove.

The proposed dormer does sit higher on the roof than the previous granted scheme, however this is minimal and this dormer is narrower.

The proposed extensions are modest in scale and size and have been designed to appear proportionate to the existing dwelling and would not appear overly prominent within the street scene or detract from the character of the area.

Concerns raised

The building line has been established on the previous consent and no alterations to the footprint have been made in this amended scheme.

It is not considered that these changes would represent 'over development' as a detached garage and a small extension have been removed. Furthermore, first floor accommodation with dormers already existed. The two side extensions are as previously approved.

Residential Amenity

The floor layout remains the same as the approved scheme for the rear dormer. The first two windows serve a bathroom and ensuite, and have now been Conditioned to be obscurely glazed and fixed shut under 1.7m from floor level. The third window serves a bedroom and faces the blank side wall of number 29 Milton Grove.

The neighbour 29 Milton Grove has removed a conservatory and a previously granted extension is under construction. This extension is 7.4m in length and has a large flat roofed area with a green roof, there is a rooflight included which is 0.6m wide and 3m long. The ensuite window faces towards the extension.

The works have not yet been completed and the dormer is still under construction. At the time of the second site visit, the windows were being used to gain access to the roof space, it was explained that when works are completed the windows would be in accordance with the amended plans.

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. The issues that have been raised by interested parties have been properly assessed and it is considered that on balance, the impacts acceptable and therefore the application is recommended for approval.

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:

679-PL-02 -2 - REV A = EXISTING ELEVATIONS
679-PL-04-2 - REV B = PROPOSED ELEVATIONS
679-PL-05 REV A = WALL AND FENCE PLANS
679-PL-06 REV A = BLOCK PLAN
679-PL-01 = EXISTING FLOOR PLANS
679-PL-03 = PROPOSED FLOOR PLANS

Reason: To ensure satisfactory provision of the development.

3. The first floor ensuite and bathroom windows on the south west elevation of the approved extension shall be:

- (i) obscurely glazed, and
- (ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor,

and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

April 2022

2 HAVEN GARDENS
NEW MILTON
BH25 6HF
22/10119

Scale 1:1250

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

