

**Application Number: 22/10218** Full Planning Permission

**Site:** 39 NEWBRIDGE WAY, PENNINGTON, LYMINGTON SO41 8BG

**Development:** Roof alterations to include raising ridge height, dormer windows and extension in association with new first floor; Single-storey rear extension; removal of existing

**Applicant:** Mr & Mrs Husband

**Agent:** RK Design Studio

**Target Date:** 22/04/2022

**Case Officer:** Andrew Sage

**Extension Date:** 18/05/2022

---

## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the street scene and character of the area
- 2) Impact on neighbour amenity

This application is to be considered by Committee because the officer's recommendation is contrary to the view of Lyminster and Pennington Town Council

## 2 SITE DESCRIPTION

The existing dwelling is a single-storey bungalow with a pitched roof and front gable projection and rear extension situated in the built-up area of Pennington.

39 Newbridge Way occupies a slightly elevated position at the end of a residential cul-de-sac. The site is surrounded by similar development of detached bungalows set behind gardens along a quiet cul-de-sac with pavements and grass verges.

## 3 PROPOSED DEVELOPMENT

The proposal is for; roof alterations, to include raising the ridge height, front and rear dormer windows, in association with a new first floor extension with a hipped and half-hipped roof; and single-storey front and rear extensions.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
16/10747 Single-storey rear extension	05/09/2016	Granted Subject to Conditions	Decided
16/10718 Single-storey rear extension (Prior Approval Application)	25/05/2016	GPD Refused	Decided

## 5 PLANNING POLICY AND GUIDANCE

### Local Plan 2016-2036 Part 1: Planning Strategy

ENV3: Design quality and local distinctiveness

### Supplementary Planning Guidance And Documents

Lymington local distinctiveness SPD

### Relevant Advice

Chap 12: Achieving well designed places

### Constraints

Plan Area

### Plan Policy Designations

Built-up Area

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Lymington & Pennington Town Council**

Received on 17 March 2022

PAR4: Recommend Refusal.

- The Town Council wishes NFDC Planning Committee to consider the future development of Newbridge Way.

### **Lymington & Pennington Town Council, Town Hall**

Received on 14 April 2022

PAR4: Recommend Refusal.

- Overdevelopment; too large for the plot size.  
- Loss of privacy.  
- Out of character.  
- Inappropriate design.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

### **Southern Water**

Comment Only

### **Ecologist**

Comment Only

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For:

- In keeping with neighbouring houses that have been extended.
- Does not result in overlooking
- Allows young family to remain in area

Against:

- Out of character with the adjoining properties
- Out of keeping with nearby extensions
- Overlooking of and loss of privacy of neighbouring properties
- Overdevelopment of the plot
- Overshadowing of neighbouring properties
- Surface water flooding concerns
- Impact on utilities to neighbouring properties
- Proposed development overhanging boundary of neighbouring properties
- Noise from proximity of extension

For: 9

Against: 16

## 10 PLANNING ASSESSMENT

The proposal is for; roof alterations, to include raising the ridge height, front and rear dormer windows, in association with a new first floor extension with a hipped and half-hipped roof; and single-storey front and rear extensions. The new work will be in brick to match the existing and all the exterior brick work will be painted an off-white colour. The roof will be of interlocking roof tiles to match the existing.

The principle of extending the house as proposed is acceptable, subject to compliance with 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 through creating buildings and places that are sympathetic to their environment and context. Buildings and places that respect and enhance local distinctiveness, character, and identity, and avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading or other adverse impacts on local character or amenity.

During the course of the application, following concerns raised by officers, the proposal was amended to significantly reduce the scale and extent of the single storey rear and side extension.

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

Newbridge Way is a quiet residential cul de sac in the area defined as South Pennington within the Lymington local distinctiveness SPD. For much of its length Newbridge Way is characterised by single-storey dwellings of simple gabled forms, typically with ridge lines aligned with the street and subservient front and rear projections with a gable facing the street. Dwellings are set behind good sized front gardens with low front walls or hedges.

The application site occupies a slightly elevated position at the end of the cul de sac and overlooking the turning area. In this vicinity a number of dwellings have benefited from roof alterations and first floor extensions resulting in a greater

variation of forms than seen elsewhere within Newbridge Way. These extensions have increased the ridge heights and are of half-hipped with dormer window design. On account of their arrangement around the turning area the dwellings are set at varying distances (between c.5 and 12 metres) from the street. Whilst these properties show some variation from the established pattern of development seen elsewhere in Newbridge Way they have retained the modest eaves heights and vertical elevations identified as key characteristics of the South Pennington area.

The proposal will result in an increase in height and massing of the property with an increase in height of 1.7 metres over the new first floor extension, and an increase by 1.3 metres of the front elevation and existing main ridge. Whilst the proposed development occupies a more prominent location as a result of its slightly elevated position, the proposed increase in height and massing is comparable to other properties in the immediate vicinity that have benefitted from similar roof extensions and alterations; 2.4m in the case of No. 42 and 1.3m in the case of No.40. The proposed development will result in the footprint of the dwelling increasing by c.16.2m<sup>2</sup>.

The design for the proposed development, with a half-hipped and hipped first-floor extension over the front and rear projection, and new front and rear dormers, closely parallels the character of the three properties opposite (40, 42 and 43 Newbridge Way), and it is considered that by virtue of the scale and design of the proposed extensions and alterations, it will not appear out of keeping with the surrounding development, and as such the impact on the appearance of the street scene, property and character of the area are acceptable.

#### Residential amenity

Policy ENV3 states that new development shall not have unacceptable impacts upon residential amenity of existing and future occupiers, in terms of visual intrusion, overbearing impact, overlooking, shading, noise or light pollution.

By reason of its increase in height the proposed first floor extension will result in some additional shading of the rear of 37 Newbridge Way to the north, although the extent of this is minimised by the hipped roof design to the rear. As the proposed development is located to the south of the small rear garden of 37 Newbridge Way the greatest impact of the additional overshadowing will occur during the winter months when the garden is already substantially shaded by the existing development. There will be some additional shading during the early spring and autumn but throughout the spring and summer months, when the use and occupation of the garden will be concentrated, there will be no impact from overshadowing. Whilst the rear garden of No. 37 is significantly smaller than neighbouring properties it is considered that the level of additional overshadowing is not so significant as to be considered unacceptable in this case.

By virtue of its location and scale it is considered that the proposed rear extension will not cause unacceptable overshadowing or loss of light to the neighbouring property. Furthermore, any impact will be less than that which could be achieved under permitted development.

There is potential for overlooking of the properties to the rear of the application site from the proposed dormer windows on the rear elevation. However, one of these windows serves a bathroom, and would reasonably be expected to be obscure glazed, and the other is a secondary window to a bedroom and therefore it is considered reasonable and practicable to apply a condition that this window be obscure glazed in perpetuity. Several comments have been submitted indicating that overlooking of the rear of neighbouring properties could be achieved from the

proposed roof lights in the north and east elevations, however the bottom sill of these roof lights will be at 1.9 metres above floor level and therefore it is considered that no significant overlooking or loss of privacy will be achieved from these roof lights.

#### Highway safety, access and parking

No parking spaces will be lost from the site as a result of the proposed development and the recommended minimum on-site car parking spaces for a four-bed dwelling will be provided.

#### Ecology

Householder developments are not exempt from the requirement to deliver biodiversity net gain as part of development. In proportion to the scale of the development, they can deliver features that will be valuable to wildlife and enhance local biodiversity. In this instance the Council's Ecologist has indicated that the risk of significant ecological impact from the development is low and the provision of integrated biodiversity net gain of 2no swift nesting boxes and 1no insect hotel is considered appropriate and this will be secured by condition.

#### Flood Risk

A concern over flood risk was raised however the site is located in Flood Zone 1 where flooding is not considered a risk and it is considered that given its location and the limited increase in footprint the proposed development will not impact on or be impacted by flood risk in the area.

#### Other matters

**Utilities.** Whilst it is not uncommon for utilities to cross neighbouring properties this is a civil matter and not a planning consideration

**Noise and trespass matters.** Representations were also received with regards additional noise as a result of the proximity of the single-storey rear extension, and the overhanging of guttering on the proposed extension. Whilst neither are planning considerations in both cases it is considered that the concerns raised have been negated by the amendments to the application.

## 11 CONCLUSION

The proposal would create a development which would be acceptable within the street scene. It is considered that the proposal raises no significant concerns in respect of highway safety, visual amenity, ecology, or residential amenity. Overall it is considered that the proposal is acceptable and is recommended for approval.

## 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:
- Dwg no. 2107\_001 Rev A Site location plan, as submitted to NFDC on 25 February 2022
  - Dwg no. 2107\_005 Rev C Site block plan, as submitted to NFDC on 24 March 2022
  - Dwg no. 2107\_025 Rev C Proposed ground floor and first floor plans, as submitted to NFDC on 24 March 2022
  - Dwg no. 2107\_030 Rev C Proposed roof plan, as submitted to NFDC on 24 March 2022
  - Dwg no. 2107\_035 Rev C Proposed elevations, as submitted to NFDC on 24 March 2022
  - Dwg no. 2107\_036 Rev C Proposed elevations, as submitted to NFDC on 24 March 2022
  - Dwg no. 2107\_045 Rev A Proposed ecological enhancement measures, as submitted to NFDC on 31 March 2022.

Reason: To ensure satisfactory provision of the development.

3. The first floor bedroom and bathroom windows on the east elevation and the window serving the stairs on the north 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.

4. The works hereby approved shall be undertaken in strict accordance with the Ecological Enhancement Measures and details (Dwg no. 2107\_045) as submitted to NFDC on 31 March 2022 unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard protected species in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

**Further Information:**

Andrew Sage

Telephone: 023 8028 5780



# 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

May 2022

39 NEWBRIDGE WAY  
PENNINGTON  
LYMINGTON SO41 8BG  
22/10218

Scale 1:1250

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

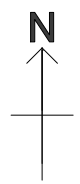
NFDC

NEWBRIDGE WAY

Chilrome  
Hainault

Drain

NFDC



Manor Farm House

The Coach House

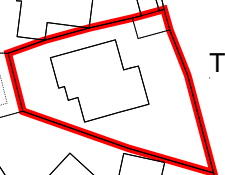
The Dairy House

Manor Lodge

The Forge

The Old Barnhouse

Ma



42

43

30

35

27

16

14

15