

Application Number: 22/10657 Full Planning Permission

Site: PENDLE GATE, 10A KNOWLAND DRIVE, MILFORD-ON-SEA
SO41 0RH

Development: Front extension; replace conservatory with extension; raise the ridge over the main part of the house

Applicant: Mr Puckett

Agent: GDonvito Architects

Target Date: 01/08/2022

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 David Hawkins.

2 SITE DESCRIPTION

The application property is located within the Milford on Sea defined Built up Area and is also within an area that is covered by the Milford on Sea Village Design Statement. It is located in an established residential area and the bungalows in this section of the road are of a similar design, characterised by the prominent stone chimney features. This feature has been retained over time although there are some variants. The property is situated within a reasonable sized plot, the curve of the road means that the property has a different set back and angle to the two adjacent properties.

The detached bungalow is enclosed to the front with a low fence, an area of planting and a gravel driveway, due to the planting scheme and an established ornamental tree the property is not easily read within the street scene.

3 PROPOSED DEVELOPMENT

Permission is sought for roof alterations including raising the ridge height, one and two-storey front extensions and a single-storey rear extension.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
08/93235 Rear dormer	19/12/2008	Granted Subject to Conditions	Decided
00/69965 Single storey addition	16/10/2000	Granted Subject to Conditions	Decided
00/68280 Single storey addition	08/03/2000	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

SPG - Milford-on-Sea Village Design Statement

Relevant Advice

Chap 12: Achieving well designed places

Constraints

SSSI IRZ Waste
SSSI IRZ Water Supply
SSSI IRZ Residential
SSSI IRZ Rural Non Residential
SSSI IRZ Rural Residential
SSSI IRZ Wind and Solar Energy
Article 4 Direction
SSSI IRZ Air Pollution
Plan Area
Aerodrome Safeguarding Zone
SSSI IRZ Discharges
SSSI IRZ Infrastructure
SSSI IRZ Minerals Oil and Gas
SSSI IRZ All Consultations
SSSI IRZ Combustion
SSSI IRZ Compost

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Milford On Sea Parish Council, The Old Clock House

PAR 1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers.

7 COUNCILLOR COMMENTS

Councillor David Hawkins has requested that the neighbour Mr Westland has the opportunity to put his case forward with regards's to the roof extension overshadowing his solar panels.

8 **CONSULTEE COMMENTS**

No comments received

9 **REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

For: 0

Against: 1

- potential shading to solar panels
- close proximity and massing
- require a shading plan
- property was infill and this is an over development to site
- number 8 has had prolonged construction due to insufficient footings, want assurance this would not be the case for 10a

10 **PLANNING ASSESSMENT**

Principle of Development

The principle of the development is acceptable within the built up area subject to relevant material considerations relating to residential amenity, character and appearance of the area and relevant development plan and national policies. The proposal would meet the objectives of Chapter 12 of the National Planning Policy Framework. Policy ENV3 of the Local Plan Part 1 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 Milford on Sea village design statement is also a material consideration when determining this application.

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

The Milford on Sea village design statement gives guidance which refers to the importance of scale of the building and the spaces around them.

The original design of the dwelling has been considered and reflected in the proposed extensions. The proposal is to raise the ridge height and extend the front gable feature whilst retaining the stone chimney. The overall width of the property will not change and the overall scale of the building is retained. There are other examples of first floor accommodation within the immediate vicinity. The proposed rear extension is also considered to be an acceptable addition for this urban setting.

Overall, the proposal is modest in scale and size and has been designed as 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.

Residential amenity

The increase in height is not considered to be significant and the pitch to the front is retained. The increase follows the line of the existing pitch and the additional built form is situated above and to the rear of the existing roof slope.

There are no side facing windows, the proposals are set off of all boundaries and the existing boundaries have established planting along both sides. A footpath runs

adjacent the rear boundary. The large feature window faces this tree lined boundary.

The massing of the proposed building has been considered. There would be a marginal increase to the existing footprint and the roof form would be increased, however these increases would be kept to a minimum. The width remains the same. As such no adverse amenity impacts would result.

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 not covered above

The neighbour number 10 Knowland Drive has solar panels situated on the roof of their rear and side elevation. The side solar panels face the application site. Case law shows that shading of solar panels is a material planning consideration. The NPPF Chapter 14. paragraph 152 states the planning system should support the transition to a low carbon future in the changing climate and support renewable and low carbon energy.

An assessment has been made about the impact of the proposal upon the solar panel. A shading plan has been supplied by the agent which indicates that the solar panels would not be overshadowed and would not reduce the benefits that the neighbour gains from this installation. Two plans to show the existing level of shading compared to the proposed have been prepared by the case officer using a sunpath calculation tool for the March Equinox . Whilst the plans demonstrate that there would be some limited impact on the neighbour's solar panels this would not be a harmful effect such that planning permission should be refused.

The footings will be inspected by Building Control or an Approved Inspector to ensure compliance with Building Regulations and this is not a matter for planning. Whilst some degree of general disruption is inevitable when construction works take place, these are of temporary nature and therefore cannot justify a planning refusal. However, if disturbance creates a statutory nuisance this would be dealt with under other legislation by the Councils Environmental Health Officers.

Biodiversity and Ecology

The 2021 Environment Act has introduced a mandatory requirement to deliver Biodiversity Net Gain on all developments being granted planning permission. However, the requirements of the Act have yet to come into force and a 2022 DEFRA consultation recommends that householder applications are exempt from the mandatory biodiversity net gain requirement. In these circumstances, it is not considered proportionate or appropriate to require the delivery of Biodiversity Net Gain in association with this proposal, however enhancements to biodiversity through additional planting, bird/bat boxes and/or bee bricks are encouraged.

11 CONCLUSION

The application has been considered against all relevant material planning considerations including the development plan, relevant legislation and policy guidance, taking into account the views of 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. Furthermore, the impact on the solar panels would not be harmful. As such 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:

419-PL-01 = SITE LOCATION AND BLOCK PLAN
419-PL-05 = PROPOSED ELEVATIONS
419-PL-04 = PROPOSED FLOOR PLAN
419-SU-03 = EXISTING ELEVATIONS
419-SU-02 = EXISTING FLOOR PLANS

Reason: To ensure satisfactory provision of the development.

3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building 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

August 2022

PENDLE GATE
10A KNOWLAND DRIVE
MILFORD-ON-SEA SO41 0RH
22/10657

Scale 1:1250

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

