

Application Number: 22/10553 Full Planning Permission

Site: 28 HAMTUN CRESCENT, TOTTON SO40 3PA
Development: Single-storey side extension and rendering of side and rear elevations (Retrospective)
Applicant: Mr Kangarani
Agent: Designaplace
Target Date: 01/07/2022
Case Officer: Andrew Sage
Extension Date: 17/08/2022

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 applicant is a District Councillor and a Member of the Planning Committee.

2 SITE DESCRIPTION

The application site is a detached bungalow located in a quiet residential road in the built-up area of Totton.

3 PROPOSED DEVELOPMENT

The proposal is for the retention of an existing single-storey side extension that was built 0.17m wider and 0.15m shallower than approved by planning permission 17/11623, and for retention of rendering to the rear and side (south-east) elevations.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
17/11623 Single-storey extension	16/01/2018	Granted Subject to Conditions	Decided
17/11614 Single-storey side extension; front porch (Lawful Development Certificate that permission is not required for proposal)	13/12/2017	Was Lawful	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

ENV3: Design quality and local distinctiveness

Relevant Advice

Chap 12: Achieving well designed places

Constraints

None relevant

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Totton & Eling Town Council

Two complaints were received directly to a Councillor concerning this and previous applications at this site.

The extension in question, when constructed, was built slightly larger than that approved. Previous changes and building works have been undertaken which appear to have been overlooked, resulting in an overbearing development leading to guttering overhanging a neighbouring property.

RECOMMENDATION - REFUSAL, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Southern Water

Comment only

9 REPRESENTATIONS RECEIVED

3 letters of objection from neighbouring / nearby properties:

- *Not in keeping with surrounding properties*
- *Access to the rear of the property has been restricted*
- *Not built in accordance with plans*
- *Works undertaken, including change of use, as permitted development that require planning permission*
- *No building control inspection*
- *Constructed without proper foundations*
- *Materials used do not provide necessary protection against spread of fire*
- *Utilities built over*
- *Roofline too close to neighbour's property*

A number of other issues were raised by representations; however, these related to previous granted applications 17/11614 and 17/11623 and are not relevant considerations to this application and are not discussed below.

10 PLANNING ASSESSMENT

Principle of Development

The proposal is for the retention of a side extension and rendering of the rear and side (south-east) elevations.

The principle of extending and rendering the property 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. It also requires buildings and places to 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 description and drawings were amended to accurately reflect the nature of the works and the building as existing.

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

Hamton Crescent is a residential road in the built-up area of Totton. The area is characterised by hipped-roofed bungalows, some with gabled front projections, set behind good-sized front gardens with low front walls and typically with a regular space between built form.

Whilst a side extension to the right hand side of the property has substantially increased the width of built form facing the street, this development was deemed to be permitted development (under application 17/11614) and, despite this, the property retains the single storey-hipped roof character that is dominant in Hamton Crescent.

The small side extension which this application seeks to retain is set to the left hand side of the property when viewed from the street, and is set well back within the plot, so that views of the development from the street are limited. Notwithstanding this, the subservient scale, design and layout of the extension is readily absorbed by the site and sits comfortably on the side of the existing property. Whilst rendering is not typical of properties within the street scene it is not an uncommon building element and does not appear discordant in the street scene. The rendered parts of the property are, in any event, set behind a c.1.8m high side gate, and there are only very limited views of the render from the public realm.

The impact of the proposed development on the appearance of the street scene, the host property and the character of the area is considered acceptable.

Residential amenity

The rear half of the side extension is positioned adjacent to the conservatory located to the rear of 30 Hamton Crescent. However, it is considered that any loss of light to the side windows of the conservatory from the development is no greater than would be achieved from the erection of a c.1.8m high boundary fence under permitted development rights. The window in the side elevation of the development is in close proximity to the side windows of the conservatory of the neighbouring property, and it is therefore reasonable to condition this window to be obscure glazed in order to

prevent unacceptable levels of overlooking or loss of privacy to neighbours or residents. Due to the single-storey scale of the development, it is considered that the amenity, privacy, light to and outlook of neighbouring properties is acceptably preserved.

The issue of external access to the rear of the property has been raised. Whilst this is largely an issue of personal choice for the applicant, a reasonable level of access to the rear of the property is still achievable and it is not considered so restrictive that its use would necessitate damage to the neighbouring property. Furthermore, matters of damage that might arise to a neighbouring property as a result of day-to-day use of the side access are not a relevant planning consideration.

Other matters

A number of other matters have been raised by representees. These matters are not material planning considerations and/or relate to previous already granted applications.

Not built in accordance with approved plans.

Whilst the side extension on the south-east elevation was not built in accordance with the approved plans, this does not mean it is unacceptable. Guidance from Central Government is that enforcement action should be a last resort and that councils are expected to give those responsible for a breach of planning control the opportunity to put matters right or to seek to regularise the breach before resorting to formal action. This application is the proper means for the applicant to regularise the development.

Works undertaken, including change of use, as permitted development that require planning permission

The extension as constructed replaced a pre-existing structure that formed, and was used as part of the residential dwelling. The extension is used as a utility room, as part of a residential dwelling. There has been no change of use, as the room continues to be in residential (Use Class C3) use and the varying residential uses of rooms within a property are not a planning consideration.

Building control matters, including matters of construction, materials and utilities

Matters controlled by building regulations are not necessarily planning considerations. It is understood that the original application for the side extension was dealt with via the submitted plans route.

Roofline too close to neighbour

The eaves and gutters of the extension do not overhang the neighbouring property and are considered to be sufficiently removed to not interfere with the maintenance of the gutters and eaves of the neighbouring property.

11 CONCLUSION

This retrospective application seeks approval of a relatively modest amendment to an extension that was granted planning permission in 2018, as well as seeking approval of the rendering of the rear and south-east side elevations of the property. The proposal would be acceptable within the street scene, and it is considered that the proposal raises no significant concerns in respect of visual or residential amenity. Overall, it is considered that the proposal is acceptable and is therefore recommended for permission.

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans:
 - Dwg no. 2804-PL01 Rev D Site and location plan, as submitted to NFDC on 23 June 2022
 - Dwg no. 2804-PL02 Rev D Floor plans, as submitted to NFDC on 23 June 2022
 - Dwg no. 2804-PL04 Rev D Proposed elevations, as submitted to NFDC on 23 June 2022.

Reason: To ensure satisfactory provision of the development.

2. The ground floor window (shown as serving a utility room) on the south-eastern side elevation of the approved extension shall at all times be glazed with obscure glass.

Reason: To safeguard the privacy of the adjoining neighbouring properties.

Further Information:

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PLANNING COMMITTEE

August 2022

28 HAMTUN CRESCENT
TOTTON
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22/10553

Scale 1:1250

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

