

**Application Number:** 22/10878 Full Planning Permission

**Site:** 169 WATER LANE, TOTTON SO40 3GU

**Development:** Single-storey rear extension; ramped access with verge crossing  
& dropped kerb

**Applicant:** NFDC Strategic Housing

**Agent:**

**Target Date:** 19/09/2022

**Case Officer:** John Fanning

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on parking and highway safety
- 2) Impact on character and amenity

This application is to be considered by Committee because the application has been submitted by New Forest District Council as an applicant.

## 2 SITE DESCRIPTION

The application site is a mid-terrace residential property situated within the Totton built up area. The surrounding area is residential in nature with a mix of dwelling types. Water Lane is a classified road with properties typically well set back from the main highway, with the application site having a substantial area of verge between the highway and the front of the plot.

## 3 THE PROPOSED DEVELOPMENT

The application has been submitted by New Forest District Council for a dropped kerb, hard surfacing across the verge and hard surfacing to the front of the site in order to facilitate vehicle parking. The application also includes a single storey rear extension to the rear.

## 4 PLANNING HISTORY

None relevant

## 5 POLICY CONTEXT

In addition to the aims and objectives of the NPPF are:

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

ENV3: Design quality and local distinctiveness

**Supplementary Planning Guidance**

Parking Standards Supplementary Planning Document

## **Relevant Advice**

Chap 12: Achieving well designed places

## **Constraints**

Plan Area

## **Plan Policy Designations**

Built-up Area

## **6 PARISH / TOWN COUNCIL COMMENTS**

### **Totton & Eling Town Council**

Similar dropped kerb and vehicular access have been installed nearby. The rear extension is at ground floor level therefore should have limited impact on neighbouring properties.

RECOMMENDATION PAR1: We recommend PERMISSION, 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**

The following is a summary of the representations received:

### **HCC Highways**

Other nearby properties have similar access arrangements, no objection raised to loss of on-road parking in context of on-site parking provision. Noted that separate consent required from HCC as Local Highway Authority. Condition recommended to ensure access is installed prior to use of hard surfacing for vehicular access.

*Comments in full are available on website.*

## **9 REPRESENTATIONS RECEIVED**

No representations received

## **10 OFFICER COMMENTS**

The application consists of two disparate elements - alterations to the front to facilitate vehicular access and parking and a single storey extension to the rear.

### **Vehicular access**

At present there is a lay-by to the front of the property providing on-road parking. The application proposes dropping part of the kerb within the lay-by, the laying of hard standing across the verge and hard standing (with drainage) to the site frontage.

It is considered that there are three key issues in assessing this element of the proposal - the impact on parking provision, highways safety and visual character.

Regarding parking provision, the application provides one space for the dwelling but would also remove some existing on-road parking provision. On balance it is not considered that any objection is raised in principle to this.

Hampshire County Councils highways team were consulted on the application and raised no objection in terms of highways safety. A condition was requested restricting against any works on site until such time as the dropped kerb and access over the verge were installed. It is considered preventing works until that point would be overly onerous however a condition restricting the use of the hard surfacing within the plot for vehicular storage until those elements are implemented is considered reasonable.

The proposed works would be visually prominent in the context of the surrounding street scene. Several other properties along the frontage already have similar accesses over the same stretch of verge. It is noted that the hard surfacing within the boundary of the dwelling itself would typically fall within the permitted development rights of residential dwellings provided the surface water run-off is addressed. On balance while the surrounding area is well vegetated and the proliferation of hard surfacing for car parking does have some impact on the visual amenity of the area, it is not felt that the proposal would result in such material harm to the character of the dwelling as to justify refusing the application on this basis.

#### Single storey rear extension

The application has included details of a proposed single storey rear extension to the rear. Considering the scale and design of the proposed extension and the relationship with neighbouring properties that the proposed extension would not create a harmful form of development in terms of the creation of an overbearing or overshadowing impact on neighbouring occupiers. The site retains sufficient amenity space for the occupiers of the host dwelling and is not otherwise considered to prove harmful to the character or appearance of the host dwelling.

## **11 CONCLUSION**

For the reasons outlined above it is considered that the proposed works would not prove harmful to the amenities or character of the dwelling in the context of the surrounding area and neighbouring properties. As such the application is recommended for conditional 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:

(Site plan) Received 25/7/22

(Site location plan) Received 25/7/22

(Block plan) Received 25/7/22

Drg No: 01-04/22 (Existing elevations) Received 25/7/22

Drg No: 02-04/22 (Existing elevations) Received 25/7/22

Drg No: 03-04/22 (Proposed elevations) Received 25/7/22

Drg No: 04-04/22 (Proposed floor plans) Received 25/7/22

Reason: To ensure satisfactory provision of the development.

3. The hard surfacing to the frontage of the property shall not be used for the storage of vehicles until the access (including the footway/verge crossing) has been constructed in accordance with the plans hereby approved.

Reason: To provide satisfactory access and in the interests of highways safety.

**Further Information:**

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# New Forest

DISTRICT COUNCIL

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## PLANNING COMMITTEE

September 2022

169 WATER LANE  
TOTTON  
SO40 3GU  
22/10878

Scale 1:1250

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

