

Application Number: 22/10838 Full Planning Permission

Site: MWINGO, GREEN LANE, BLACKFIELD, FAWLEY SO45 1YG
Development: Single-storey rear extension
Applicant: Mr Pester
Agent: Building Plans & Estimating
Target Date: 08/09/2022
Case Officer: John Fanning
Extension Date: 19/09/2022

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The impact on the character and appearance of the dwelling
- 2) The impact on the amenities of neighbouring occupiers

This application is to be considered by Committee because the application has been recommended for approval contrary to a PAR4 objection by Fawley Parish Council.

2 SITE DESCRIPTION

The site is situated within the defined built up area but forms part of a wedge of residential development situated between two areas of open space to the east and west. The property fronts onto Green Lane to the east which appears to be a private, gravelled road, with Walker's Lane South running to the rear.

The surrounding built development primarily consists of detached residential properties with a mix of different residential designs and forms including both bungalows and two-storey development.

3 PROPOSED DEVELOPMENT

The application proposes a single storey extension to the rear of an existing bungalow. It is noted that the property appears to have previously had an extension to the rear shown on the submitted plans however at the time of the site visit this structure had been demolished in its entirety.

The application proposes extending the main bulk of the bungalow by 7m, matching the dual-pitch roof form in terms of ridge and eaves.

4 PLANNING HISTORY

None relevant

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

Plan Area

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council

We recommend refusal as we consider this proposal would result in considerable visual intrusion to the neighbouring property (Pine View).

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Rights of Way

Rights of Way appear to be unaffected. No objection.

9 REPRESENTATIONS RECEIVED

Three sets of representations were received, one in favour and two against. The following represents a summary of the points raised:

For

- Support for modernisation of family dwelling
- Existing narrow gap between dwellings minimises overshadowing
- Permitted development extension would have similar impact

Against

- The height, proximity and depth of the proposed extension would severely impact on the outlook and natural light available for side facing windows on a neighbouring property
- New side facing windows on the property would interlock with existing windows on neighbouring property and prove harmful to the privacy of neighbouring property
- Development would be situated in close proximity to boundary and would potentially cause damage to the building or its footings

10 PLANNING ASSESSMENT

In addition to the single storey rear extension the plans identify some other alterations to the layout of the property including the installation of a new side facing window within the existing building. It is noted that this would fall within the permitted development rights of the dwelling and as such does not fall within the remit of this application.

Character and appearance

The application proposes the continuation of the additional roof form to the rear. The plot itself is long with a substantial garden both to the front and rear. While the depth of extension is substantial, taking into account the mix of built form in the surrounding area, the size of the plot and the extension of the existing roof form it is not felt that the proposal would harmful impact the overall character or appearance of the surrounding area or prove harmful to the appearance of the existing building in its context.

Amenity

There is a small set back from the immediate boundary on both sides but the existing dwelling takes up the majority of the site width, with the proposed development more than doubling the depth of development on the plot.

It is considered that the site retains sufficient amenity space for the needs of the existing occupiers. While some concern is raised that the existing bedroom to the rear of the property will be served by a side facing window with poor outlook it is noted that the situation could be undertaken without the need for planning permission and as such it is not considered an objection can reasonably be raised in this regard.

In relation to the property to the south, the existing building already projects further to the rear and this relationship would be further extended by the proposal. On balance, taking into account the reduction in height towards the boundary and the orientation of the property it is not considered that the proposal would represent an overbearing or overshadowing form of development even with the additional depth of extension.

It is considered that the proposal would have a more substantial impact on the property to the north. This property extends to a similar depth as the proposed extension sought under this application. Unfortunately this property has a number of side facing windows which rely on outlook over their neighbours garden (the application site).

At present there is a low level boundary running between the two properties which allows outlook from these windows, though it is noted that the applicant could (without the need for planning permission) erect a 2m boundary treatment along this boundary which would substantially restrict the available outlook. The more eastern of these windows is positioned roughly level with the existing rear wall of the property and serves as the sole window for a habitable room. The more western window is situated another few metres down serving a kitchen/dining area, which is also served by a window and partially glazed door to the rear of the property.

Taking into account the position of these windows and their relation to the proposed development as well as the orientation of the properties, with the application site being situated to the south, it is considered that the proposed development would potentially have a substantial impact on the available outlook from these windows in the context of the existing situation.

There exists a permitted development right to extend up to 4m to the rear, though the massing of a potential development of this kind would be set somewhat lower than the current proposal in terms of maximum ridge height. The neighbour has raised particular concern in relation to the potential overshadowing impacts of the proposed development.

It is accepted that the proposed development will have an impact on the available outlook and light available to the side facing windows on the neighbouring property. The more rearward of the two windows does retain alternate outlook to the rear so it is considered the most substantial impact would fall on the more easterly of the two windows. However it is also noted that this is the window that would be most significantly impacted by a potential permitted development extension.

It is considered that the proposal must be considered in the context of mitigating factors that the applicant could introduce without the need for planning permission. While there would be additional depth and massing it is considered that the potential additional impact beyond a situation where the applicant were to implement a 2m high boundary treatment and/or permitted development extension with regard to the creation of an overbearing or overshadowing impact are not considered to rise to the level of material harm sufficient to justify the refusal of the application.

The proposal would introduce the potential for additional massing in the roof form of the property, which taking into account the additional depth of projection would potentially exacerbate this relationship and cause an additional overbearing form of development. As such it is considered reasonable to impose a condition restricting against further permitted development extension of the roof form.

For the reasons outlined above, while it is considered that the proposed development would potentially have an impact on the amenities of the neighbouring residence, it is considered that the additional harm above that of the introduction of a permitted development fence or extension would not rise to the degree of material harm sufficient to justify refusing this application.

11 CONCLUSION

For the reasons outlined above the application is considered to have an acceptable impact on the overall character and appearance of the host dwelling within the surrounding area. While the relationship with the neighbouring property to the south is considered unfortunate it is not considered that the application could reasonably be refused on this basis. As such the application is recommended for conditional approval.

12 OTHER CONSIDERATIONS

N/A

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:

(Site location plan) Received 14.07.22

(Block/site plan) Received 14.07.22

(Existing elevations and floor plan) Received 14.07.22

(Proposed elevations and floor plan) Received 14.07.22

Reason: To ensure satisfactory provision of the development.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no additions to the roof form of the extension hereby approved which are approved by Class B of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the amenities of the area and the amenities of neighbouring properties, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

Further Information:

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New Forest

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PLANNING COMMITTEE

September 2022

MWINGO, GREEN LANE
BLACKFIELD, FAWLEY
SO45 1YG
22/10838

Scale 1:1250

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

NFDC

creation Ground

