

**Application Number:** 22/10884 Full Planning Permission

**Site:** 3 FAIRLIE PARK, RINGWOOD BH24 1TU

**Development:** Roof alterations to raise ridge height; front dormers and roof lights in association with new first floor; rear extension

**Applicant:** Mr & Mrs Brown

**Agent:** Brian Turner

**Target Date:** 20/09/2022

**Case Officer:** Jessica Cooke

**Extension Date:** 14/10/2022

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Design, site layout and impact upon the character of the area
- 3) Neighbour amenity
- 4) Visual intrusion and loss of privacy

This application is to be considered by Committee as Ringwood Town Council has a contrary view to the Council.

## 2 SITE DESCRIPTION

The application site comprises a single-storey brick bungalow located within the defined Ringwood Built-up Area and within the Ringwood Local Distinctiveness SPD - Character Area 8, North Ringwood.

The site is located on Fairlie Park but is sited close to the junction of Fairlie Park and Fairlie, and is visible within both streetscenes. The property is set within a street of varying architectural styles and house types ranging from two-storey dwellings to one-storey bungalows, the majority of which are detached.

Immediately adjacent to the application site lies a single storey bungalow at no. 5 to the west and a two-storey traditional style dwelling at no. 1 to the east. To the south of the property, single storey mobile park homes are sited at Pilgrim Park. Adjacent to the southeast and east of the site lies Lumby Drive, a meandering road defined predominantly by single storey bungalows and chalet bungalows. Opposite the property to the north, are detached two-storey dwellings, both of a modest size. The character of the area is mixed in style, house types, ages of the dwellings and materiality and as such, it is not considered that there is a defined style or character.

A number of dwellings in the vicinity of the application site have benefited from extensions and alterations, including raised ridge heights and two-storey side and rear extensions including at no. 66 where a similar development has been implemented.

The property has previously benefited from a side extension to the east which is flush with the principle elevation and rear elevation. A non-habitable loft room and associated side dormer window was added to the property at the same time.

In addition, a flat-roofed conservatory has been constructed adjoining the dwelling to the existing formerly detached garage which features a dual-pitched roof. As a result of this addition, the aesthetic of the facade of the existing dwelling is unbalanced in its appearance.

### 3 PROPOSED DEVELOPMENT

The proposed development comprises a series of alterations and extensions to create a chalet style bungalow to would provide additional accommodation within the property for a 3no. generation, multi-generational household.

This application forms a resubmission of a previous application (reference. 22/10339) which was withdrawn by the applicant following recommendations by NFDC to amend the scheme to overcome concerns in respect of the overall design, with particular regard to scale and massing and impacts upon residential amenity to no. 7 Pilgrim Park.

In respect of the resubmission, the proposal includes increasing the ridge height over the original dwelling (excluding that of the existing conservatory and garage) by 900mm to a height of 7m to accommodate a first floor.

In addition, an additional floor is proposed above the existing conservatory and garage which equates to 6.1m in total height and incorporates the garage into the dwelling. The roofline of this extension is stepped down from the proposed increased ridge height. The pitch of the roof forms a natural extension of the pitched roof of the existing garage and mirrors that of the original dwelling. 4 dormers are proposed to the front of the dwelling.

To the rear of the property, a single storey extension would accommodate a large kitchen/dining area. At first floor level, three bedrooms are proposed to the rear and feature two rooflights per bedroom.

### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
22/10339 Raise ridge height, dormers in association with new 1st floor; extensions	12/05/2022	Withdrawn by Applicant	Withdrawn
01/73126 Two storey addition	23/11/2001	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

Policy HOU1: Housing type, size, tenure and choice

#### **Supplementary Planning Guidance And Documents**

SPD - Ringwood Local Distinctiveness

#### **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  
SSSI IRZ Minerals Oil and Gas  
Avon Catchment Area  
Aerodrome Safeguarding Zone  
Plan Area  
SSSI IRZ Air Pollution  
SSSI IRZ Discharges  
SSSI IRZ Infrastructure  
SSSI IRZ Compost  
SSSI IRZ All Consultations  
SSSI IRZ Combustion

### **Plan Policy Designations**

Built-up Area

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

### **Ringwood Town Council**

Refusal (4) The Committee felt the proposal would be overdevelopment of the site, have a detrimental impact on the street scene, is out of keeping of the area and there would be a loss of amenity for the neighbouring properties, with particular regard to overlooking.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

No comments received

## **9 REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

For: 2

Against: 2

### *Objections*

- Objection in respect of intrusive overlooking issue to properties on Lumby Drive.
- Further objection relation to detrimental impacts on visual intrusion and privacy to home and garden on Lumby Drive.

The above dwellings at Lumby Drive are located 30-40m from the proposed development which is acceptable in planning terms for the built-up area and NFDC have no concerns relating to loss of privacy or overlooking in respect of the properties sited on Lumby Drive.

### *Support*

- Well considered change to the property with the revised plans taking the previous objections into account and the alterations providing solutions to these objections.
- The proposal would be in keeping with the area.
- Support for retaining family home as opposed to overdeveloping the site with multiple dwellings.
- Support for the plans and considers the proposal to be a sympathetic use of the large plot.
- Fairlie Park has benefited from developments over recent years and the proposal would further improve the aesthetic of the road.
- The incorporation of the garage is resourceful as opposed to taking the option of a replacement dwelling.

## **10 PLANNING ASSESSMENT**

### Principle of Development

The proposed development is located within the built-up area of Ringwood where there is a presumption in favour of development, subject to the consideration of material planning considerations, including those relating to residential amenity and character and appearance of the area.

As previously mentioned, this application is a resubmission of application reference 22/10339. The previous proposal was withdrawn by the applicant following officer concerns in relation to the design of the proposal and loss of privacy to no. 7 Pilgrim Park. Feedback was provided to the applicant to overcome these concerns and the suggested amendments have been incorporated into the new proposal.

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

The proposal comprises alterations to the principle elevation including increasing the roof height over the existing dwelling by 900mm, the addition of a first floor over existing built form and a rear single storey extension. The existing principle facade is 23.5m wide, as a result of the existing conservatory adjoining the formerly detached garage and the original dwelling. This has provided an unbalanced aesthetic to the principle elevation which is a noticeable feature of the dwelling and the proposal is considered to improve the appearance of the dwelling as a whole.

Ringwood Town Council objected to the proposal insofar as the Committee felt the proposal would be an overdevelopment of the site, have a detrimental impact on the street scene and would be out of keeping with the area. However, the plot is 1225m<sup>2</sup> and the proposed footprint is 299.49m<sup>2</sup>. The proposal is sited centrally and a sizeable amount of space at 925.51m<sup>2</sup> would remain around the proposed dwelling. Therefore, it is not considered that the proposal would constitute overdevelopment. In respect of the impact on the streetscene and the character of the area, there is no defined character in the area in respect of house types, styles or ages and therefore it is not considered the proposal would be out of keeping with the area.

The proposal is considered to be a much improved scheme to that initially proposed in application 22/10339, which received Parish support with a PAR1 recommendation for approval. However, the design of the previous proposal was considered by NFDC to be homogenous in nature with a flush roof at both the ridgeline and the elevation, which created a monotonous appearance and the cumulative scale and massing was considered to be incongruous. In addition, the

arrangement of the fenestration and dormers created an unbalanced appearance. The applicant has implemented a number of changes in the new proposal to reduce the scale and mass of the scheme and altered the design to provide a more balanced and harmonious facade as set out below.

The proposed ridgeline is now stepped down and stepped back from the proposed increased ridgeline, which results in the extension appearing as a sympathetic and subservient addition to the original dwelling, creating depth and variation of the form of the principle elevation. The fenestration has been altered to appear more proportionate and evenly spaced where additional front dormers have been introduced. The proposed design has the appearance of a chalet bungalow by reason of its relatively low height and this would not appear incongruous within the streetscene.

As previously mentioned, the streetscene has significant variety in featuring both single-storey bungalows and two-storey dwellings of differing sizes and scales. In the immediate setting of the site, no. 1 Fairlie Park is a two-storey detached dwelling and no. 5 Fairlie Park is a single storey bungalow. The increased roof height of the proposed development would be adjacent to the two-storey dwelling and the ridgeline would be stepped down adjacent to the neighbouring bungalow, providing a cohesive transition between its neighbouring properties in respect of the building heights.

The application site falls within Character Area 8 - North Ringwood of the Ringwood Local Distinctiveness SPD. As described in para 4.8.9 subsection (b) and (c) this area is defined as having a variety of built form which does not undermine the sense of place in the area by virtue of its restrained ratios of taller two-storey dwellings, which are noted to punctuate rather than dominate the skyline and its chalet bungalows. Policy ENV3 and the Ringwood Local Distinctiveness SPD stipulates that new development will be required to be well-designed to respect the character, identity and context of the area's localities. The proposal complies with policy in respect of its design and impact upon the character of the area.

Whilst the proposal would increase the size and scale of the property, the application site is large in size and can comfortably accommodate the proposed development. The extensions and alterations have been designed as a sympathetic and proportionate addition to the existing dwelling and with particular regard to the roofline, provides a cohesive transition between the two-storey dwelling at no. 1 Fairlie Park and the single-storey bungalow at no. 5 Fairlie Park.

The proposed alterations to the principle elevation would be visible within the streetscene, however a number of properties have benefited from extensive development in the locality, including a similar development at no. 66 Fairlie and a replacement dwelling at no. 7 Fairlie Park. In addition, there is no defined character or style of the area, therefore, given this mixed character, the impact of the proposal would not detract from the character of the area or appear overly prominent within the streetscene.

### Residential amenity

The proposal comprises alterations to provide first floor accommodation with front dormer windows and rear rooflights. There is an existing side-facing dormer to the east elevation which currently serves a non-habitable loft room. There are level changes between the properties on Fairlie Park and Lumby Drive to the rear whereby Fairlie Park is slightly higher.

Parish concerns were raised whereby it was felt there would be a loss of amenity for the neighbouring properties, with particular regard to overlooking. Neighbour objections were received by the occupants of properties located to the rear of the application site on Lumby Drive, in respect of visual intrusion and loss of privacy. However, these properties are located between 33m and 42m from the proposed development which is an acceptable distance in planning terms for the built-up area and raise no concerns in respect of neighbour amenity.

In any case, notwithstanding the above neighbour concerns, rooflights could be added to the rear elevation using Permitted Development Rights.

The previous proposal comprised rear facing dormer windows that would have been sited 14m-15m from the side facing windows of habitable rooms at 7 Pilgrim Park, a mobile park home sited adjacent to the rear boundary of the application site. It was considered that the rear dormers would have facilitated views into the mobile home and this would result in unacceptable impacts upon the amenity of the occupants of 7 Pilgrim Park. In respect of this, the applicants amended the proposal to remove the rear dormers and rooflights are proposed instead which diminish any outlook. The proposed scheme is now considered to have overcome this issue and would not result in unacceptable amenity impacts to 7 Pilgrim Park.

There is an existing side facing dormer which currently serves the non-habitable room and is therefore not obscure glazed. The proposal seeks to utilise this window to serve a store room. As this window is existing and has the benefit of time, it is not possible to apply a planning condition to obscure glaze this window, however, as it is not proposed as a habitable room, it is not considered to impact upon the amenity of the occupiers at no. 1 Fairlie Park.

The proposed alterations as described above, would not lead to additional amenity impacts by virtue of the spatial characteristics of the application site, its location and positioning in relation to the neighbouring properties. The design of the proposed development has been altered to overcome impacts in respect of loss of privacy at no. 7 Pilgrim Park by removing the proposed rear dormers and replacing them with rooflights. As such, the proposal would not cause unacceptable effects on privacy, loss of light and outlook available to the adjacent properties.

#### Highway safety, access and parking

Fairlie Park is a residential road with no parking restrictions. The property currently benefits from two existing accesses and an in-out driveway.

The proposal comprises 5no. bedrooms and would result in the loss of the existing garage as this would be incorporated into the dwelling. In accordance with NFDC Parking Standards SPD (April 2022), the requisite parking spaces for a 5-bedroom dwelling is 3no. on-plot spaces. The plot is large in size and can accommodate a number of vehicles. The submitted site plan demonstrates the sufficient number of parking spaces can be provided on the plot and as such, the proposal meets the requirements of NFDC Parking Standards.

#### Developer Contributions

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Self Build (CIL Exemption in place)	452	158	294	294	£80/sqm	£30,033.23 *

Subtotal:	£30,033.23
Relief:	£30,033.23
Total Payable:	£0.00

## 11 CONCLUSION

This application as described above, is a resubmission of application 22/10339 which was withdrawn and resubmitted with amendments as set out above. The proposal provides a much improved development to that of the existing dwelling and is considered to have overcome the previous concerns relating to the previous proposal. The application is therefore 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:

- Location Plan
- 1408:08A Proposed Site/Roof Plan
- 1408:09B Proposed Elevations
- 1408:10B Proposed Elevations
- 1408:06A Ground Floor Plan
- 1408:07A First Floor Plan
- 1408:04A Elevations as Existing
- 1408:03 Floor Plans as Existing

Reason: To ensure satisfactory provision of the development.

3. The external facing materials shall match those used on the existing building unless agreed otherwise by the Local Planning Authority.

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:**

Jessica Cooke

Telephone: 02380285909





# New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000  
[www.newforest.gov.uk](http://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

October 2022

3 Fairlie Park  
 Ringwood

22/10884

Scale 1:1250

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