

**Application Number:** 22/10863 Variation / Removal of Condition

**Site:** 14 MEADOW CLOSE, RINGWOOD BH24 1RX

**Development:** Variation of condition 2 of planning permission 21/10969 to allow fenestration changes to the west elevation & additional windows to the rear elevation

**Applicant:** Mrs Carter

**Agent:**

**Target Date:** 03/10/2022

**Case Officer:** Vivienne Baxter

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Impact on the residential amenities of the area
- 3) Impact on the character and appearance of the area

This application is to be considered by Committee because of a contrary view from the Town Council.

## 2 SITE DESCRIPTION

The site lies within the built up area of Ringwood in a residential area. It is at the end of a cul de sac to the rear of which is the end of another cul de sac. Both Meadow Close and Hampton Drive to the rear are predominantly bungalows although many have undergone significant alterations in order to provide accommodation at first floor level.

## 3 PROPOSED DEVELOPMENT

The proposal entails the variation of the plan numbers condition in order to allow changes to the approved windows in the rear dormer. The openings to the east and south (front) elevations are not proposed to be changed.

The window to bedroom 2 would be 0.3m wider and 0.2m deeper, that to bedroom 1 (approved dimensions 2.5m by 0.9m) would be changed to be three narrower windows, two of them measuring 0.8m wide and 1.1m deep with the central one being 0.9m wide and 1.7m deep (around 0.5m above floor level). The en suite window would be 0.5m wider and 0.2m deeper and is shown to be obscure glazed.

It should be noted that the roof light above the first floor en suite, the utility room window and the enlargement of the ground floor shower room shown on the proposed west elevation were agreed as a non-material minor amendment.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/10969 Variation of condition 2 of planning permission 21/10514 to allow amended plans raising the ridge height of the extension on the front elevation.	13/10/2021	Granted Subject to Conditions	Decided
21/10514 Loft conversion with dormers; single-storey rear extension and update of existing facades	28/05/2021	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

##### **Local Plan Part 2: Sites and Development Management 2014**

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

SPD - Ringwood Local Distinctiveness

##### **Relevant Legislation**

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

##### **Relevant Advice**

Chap 12: Achieving well designed places

##### **Constraints**

Avon Catchment Area

Aerodrome Safeguarding Zone

##### **Plan Policy Designations**

Built-up Area

#### 6 PARISH / TOWN COUNCIL COMMENTS

##### **Ringwood Town Council**

Refusal(4) Recommend refusal. The Committee felt the application, which is now retrospective, does not address the concerns raised with the previously submitted plans. The proposal would be overdevelopment, have a detrimental impact on the street scene and amenities of neighbouring properties, particularly overlooking of No35 and No37. There was also concern that what has been built is not in accordance with the extant planning permission.

#### 7 COUNCILLOR COMMENTS

No comments received

#### 8 CONSULTEE COMMENTS

No comments received

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- it would result in a greater loss of privacy
- potential for use of roof as a terrace
- dropping the sills would be even more overbearing

Against: 2

## 10 PLANNING ASSESSMENT

### Principle of Development

There are no objections to the principle of making alterations to this non-listed building within the built up area and outside of any conservation area.

### Residential amenity

The proposal represents changes to the approved windows for three rooms. The overall width of the proposed openings is 5.8m, an increase in size of just 0.1m compared to the extant permission. Of this width, 1.2m would be obscure glazed compared to the 0.7m previously approved.

Aside from the central window to the main bedroom, the sill level would be dropped for all windows from 1.2m above floor level to 1m above floor level. The central main bedroom window would have a sill 0.5m above floor level - this is roughly in line with the top of the parapet wall surrounding the flat roofed rear addition.

The dormer windows are approximately 13m from the rear boundary with the ground floor of the property around 2m from the boundary. To the north of this is part of the garden to 35, Hampton Drive although in view of the presence of the ground floor element of the dwelling, views into this part of the adjoining garden are restricted and this can be seen in the submitted photographs. The creation of three windows rather than one large window to the main bedroom would also result in additional restrictions to viewing opportunities compared to the extant scheme.

Given the limited changes to the approved openings, coupled with the rear projection and associated parapet wall, the proposed changes are not considered to have a significant impact on the amenities of the occupiers of properties to the rear. The windows do not face directly towards either property having views beyond the front garden hedge to no.35.

However, in view of the concerns raised in respect of the possibility of the flat roof being used as a terrace, it is considered appropriate to restrict that the central window is not a door and that the roof is not used as a terrace.

### Design and impact on local character and appearance of area

The approved scheme at the property results in a modern design. The proposed changes to the rear would be seen in the same context as Hampton Drive where no.38 is of a very different design to the more traditional bungalows originally built in that road. The small changes to the approved scheme are not considered to adversely affect the character of the area.

## 11 CONCLUSION

The proposed fenestration alterations are not considered to be so different to the approved scheme and do not cause any additional amenity issues. As such as to warrant refusal of the application and approval is therefore recommended.

## 12 OTHER CONSIDERATIONS

N/A

## 13 RECOMMENDATION

### GRANT the VARIATION of CONDITION

#### 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:

unnumbered landscaping drawing  
2103 AP.02 A - approved plans  
2103 AP.03 A - approved elevations  
2103 AP.04 A - approved sections  
2101 AP.01 A - proposed site plan  
2103 AP.02 B - proposed plans  
2103 AP.03 B - proposed elevations  
photographs from within the dormer

Reason: To ensure satisfactory provision of the development.

3. Prior to the provision of the timber cladding, exact details of its colour and finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. The approved landscaping scheme to the front of the property shall be implemented in the first planting season following the substantial completion of the development unless an alternative scheme is previously approved in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policies ENV3 and ENV4 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

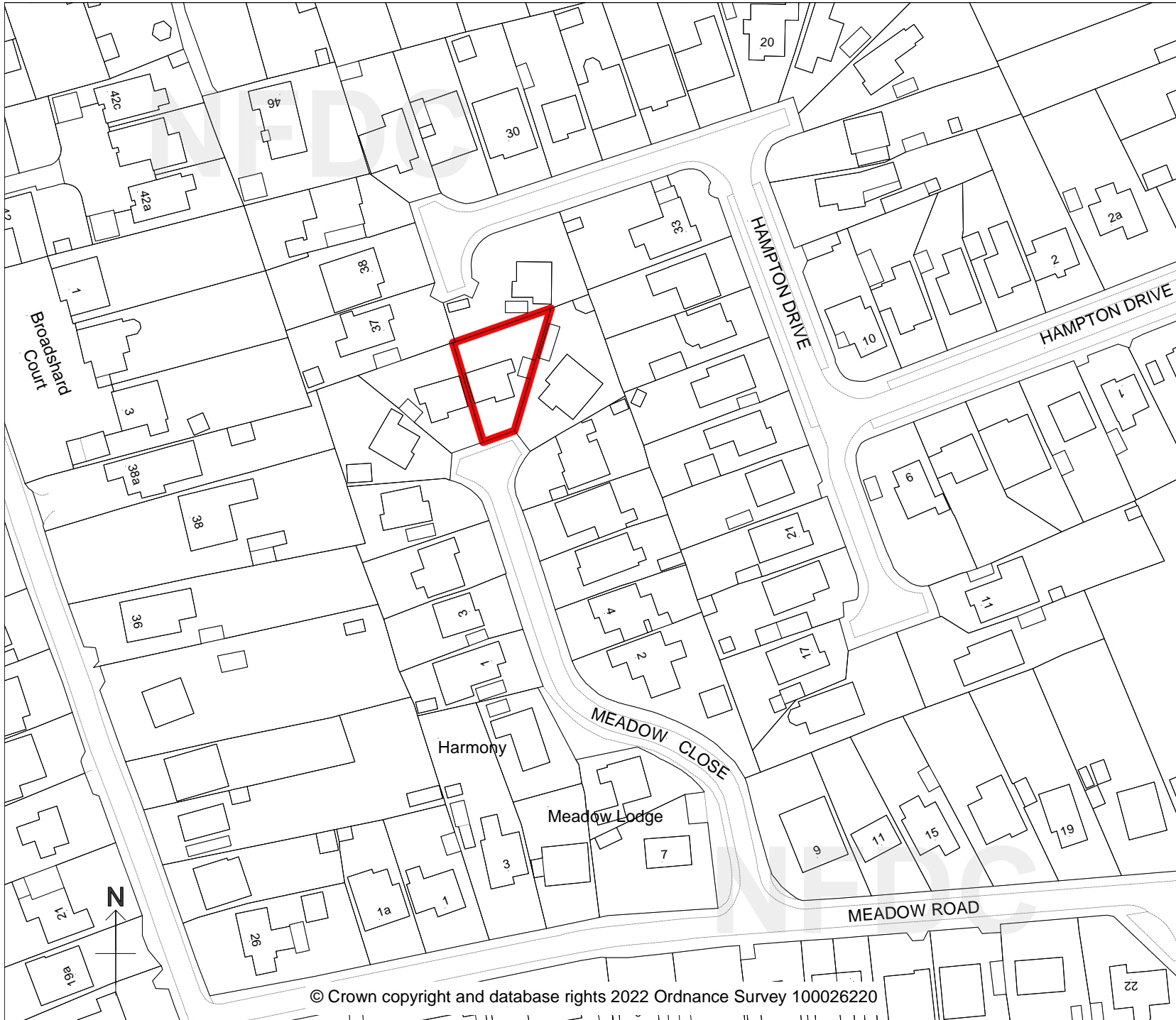
5. The central opening to the main bedroom shall be fixed shut and permanently maintained as such so as to prevent access to the outside. Notwithstanding the General Permitted Development Order 2015 (as amended) and any subsequent re-enactment, the first floor flat roof shall not be used as a roof terrace or any other external amenity space for any persons.

Reason: In the interests of the residential amenities of the area and in accordance with policy ENV3 of the Local Plan Part 1.

**Further Information:**

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# New Forest

DISTRICT COUNCIL

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## PLANNING COMMITTEE

October 2022

14 Meadow Close  
Ringwood

22/10863

Scale 1:1250

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