

Application Number: 22/10918 Full Planning Permission

Site: 8 YELVERTON AVENUE, HYTHE SO45 3QU
Development: Two-storey side extension and associated roof extension to create second floor
Applicant: Mr and Mrs Tyson
Agent: MARChitecture Design
Target Date: 17/10/2022
Case Officer: John Fanning

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Character and visual appearance
- 2) Amenity and impact on neighbouring properties

This application is to be considered by Committee because Hythe & Dibden Parish Council objected to the proposal on the grounds of overdevelopment of the plot, the creation of an overbearing form of development for neighbouring occupiers and the visual impact on the character of the surrounding street scene and requested the application be referred to Committee for determination if approval was recommended.

2 SITE DESCRIPTION

The application site is situated within Hythe and forms part of the designated built-up area. The surrounding area is residential in nature, typically consisting of detached residential dwellings in large plots set back from the immediate street frontage.

3 PROPOSED DEVELOPMENT

At present the property has an existing two storey element to the side. To the front the proposal includes modifications to the roof form of this section including lowering of the eaves height. To the side and rear the proposal extends the side element back to the rear building line of the main segment of the dwelling and makes alterations to the roof. The alterations to the roof facilitate its conversion to provide additional residential accommodation, including a large window looking out to the rear. The application also partially enlarges an existing single storey element to the rear.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
97/NFDC/61780 Single storey addition	05/08/1997	Granted Subject to Conditions	Decided
97/NFDC/61331 Single-storey addition and balcony over	13/06/1997	Refused	Decided

88/NFDC/39498	Addition of an attached garage.	01/11/1988	Granted	Decided
86/NFDC/31504	Addition of dining room with bedroom over.	06/05/1986	Granted Subject to Conditions	Decided
86/NFDC/31059	Extension to dining room and addition of a garage with extension to bedroom and addition of nursery over (existing garage to be demolished).	10/03/1986	Refused	Decided
XX/NFR/05623	Erection of two houses with construction of accesses.	18/04/1957	Granted Subject to Conditions	Decided
XX/NFR/05389	Erection of four houses with construction of accesses.	22/02/1957	Granted Subject to Conditions	Decided
XX/NFR/05024	Layout of 68 building plots.	22/08/1956	Granted Subject to Conditions	Decided
XX/NFR/04351	Use of 15.272 acres of land for residential development.	23/01/1956	Granted Subject to Conditions	Decided
XX/NFR/03334	Use of approximately 11 acres of land for sub-division into building plots.	22/01/1955	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

ENV3: Design quality and local distinctiveness

Supplementary Planning Guidance And Documents

Hythe and Dibden Neighbourhood Development Plan

Relevant Advice

Chap 12: Achieving well designed places

Constraints

Plan Area

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

Comment: PAR 4: Recommend REFUSAL for the following reasons:

- 1) It is overdevelopment of the site.
- 2) It will be overbearing to the neighbouring property, No10 Yelverton Avenue.
- 3) It is out of character with the street scene.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

No letters of representation were received.

10 PLANNING ASSESSMENT

Character and design

In terms of the impact on the surrounding street scene, it is considered that the proposal alterations would have a relatively minor impact on the frontage of the property and no objection is raised in that regard.

The impact is more substantial to the rear. The proposed additions to the property are sizable and convert a hipped roof form to a gable design with a substantial flat roof section in the middle. This represents a substantial departure from the design aesthetic of the existing dwelling when viewed from the rear. This impact would be lessened when viewing the property from an angle to the side. The dwelling has a deep garden to the rear and the layout of the properties on Barclay Mews would provide screening of the property.

Overall while the proposal substantially increases the overall bulk and massing of the property it is not considered that the alterations would result in substantial harm to the character of the surrounding area and as such objection is raised in this regard.

Amenity

The application proposes the slight relocation of some existing side facing first floor level windows. One of these windows does serve as the sole window serving a bedroom. While side facing habitable room windows with outlook into the neighbouring property are typically avoided, in this case this represents an existing situation and it is not considered that the slightly amended location would represent a substantial worsening of the existing relationship. As such no objection is raised in this regard.

In terms of the physical form of the development, the main impact would be on the neighbouring property to the south, with the development extending towards the boundary and increasing in depth. Taking into account the position to the north it is not considered that the proposal will have a harmful impact in terms of the creation of an overshadowing form of development. It is considered that the relative positioning and step off the boundary are sufficient to mitigate potential impacts in terms of the creation of an overbearing form of development.

The proposal incorporates a substantial number of additional windows to the rear at first floor level and above, with a substantial section of glazing in the new gable form in the roof. In terms of properties to the rear, the development has a set back of 36m from the rear boundary. The sections directly to the rear are also used for parking rather than as private amenity space with private amenity area being set off at more oblique angles. While there would be some additional sense of overlooking for adjacent residential occupiers, this would primarily be for the rearmost sections of the gardens which were already overlooked and would retain more private space closer to the dwellings. Overall, it is not considered that the proposal would result in sufficient additional overlooking impacts to justify refusing the application on these grounds.

11 CONCLUSION

For the reasons laid out above it is considered that the proposal would integrate into the character of the surrounding area and would not have a harmful impact on the amenity of neighbouring occupiers. 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:

Drg No: 102 (Block & Location Plan) Dated July 2022, Received 22.08.2022
Drg No: 101 (Existing floor plans & elevations) Dated July 2022, Received 28.09.2022
Drg No: 101 (Proposed floor plans & elevations) Dated July 2022, Received 28.09.2022
Drg No: 101 (Eaves drawing) Dated July 2022, Received 22.08.2022

Reason: To ensure satisfactory provision of the development.

3. The side facing windows at first floor level and above hereby approved (with the exception of the window serving the room identified as 'Bedroom 3' on Drg No. 101) shall be:
 - i) obscurely glazed, and
 - ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor

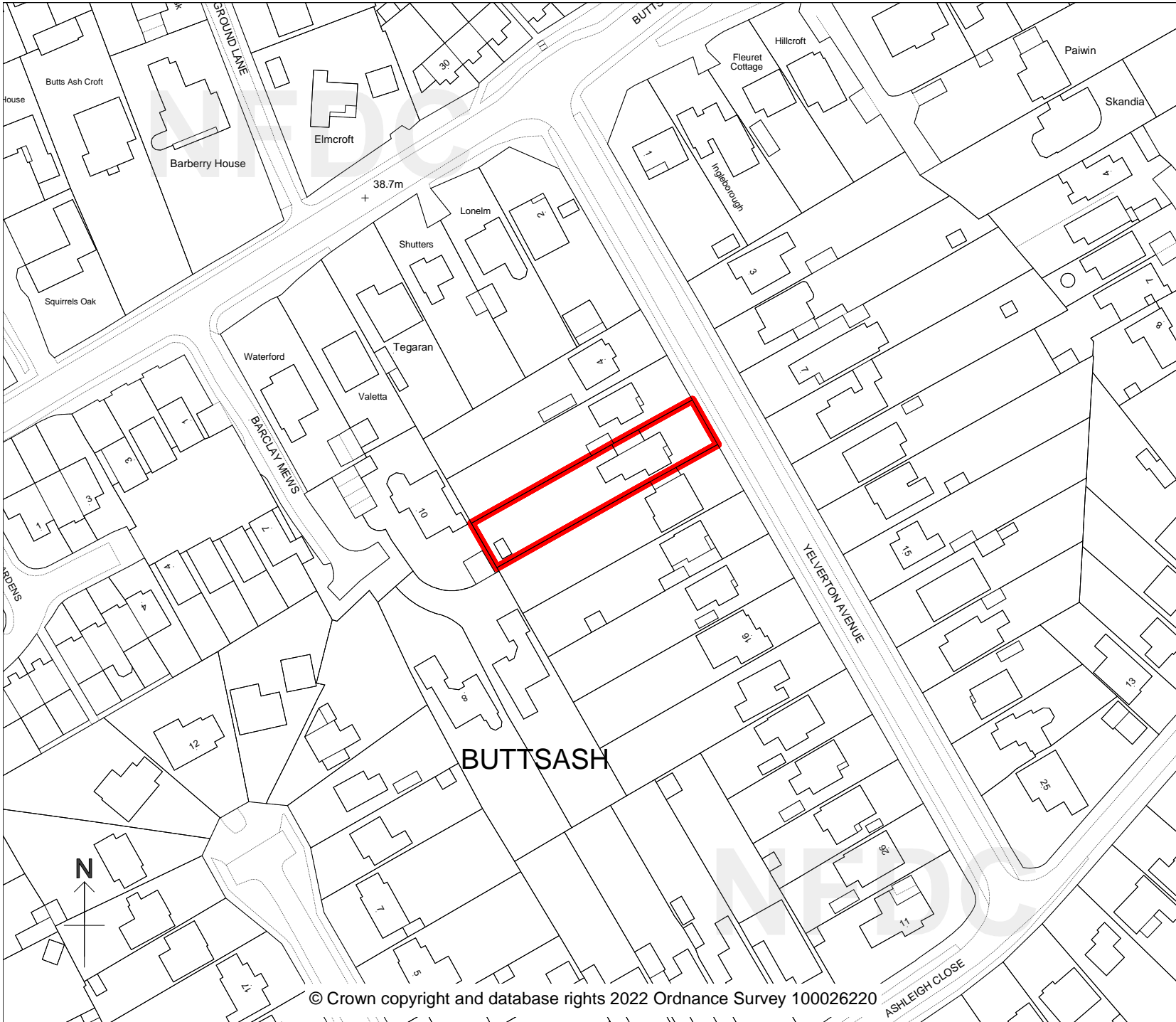
The windows shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

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

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

November 2022

8 Yelverton Avenue
Hythe

22/10918

Scale 1:1250

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