

**Application Number: 22/11065** Full Planning Permission

**Site:** PHEASANTS WALK, POPLAR LANE, BRANSGORE BH23 8JE  
**Development:** Bay window extension; porch; canopy to the front; boundary fence to the rear  
**Applicant:** Mr Colley  
**Agent:** Extension Design Building Plans Ltd  
**Target Date:** 10/11/2022  
**Case Officer:** Jacky Dawe  
**Extension Date:** 15/12/2022

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact upon the character and appearance of the area and street scene
- 2) Neighbour amenity

This application is to be considered by Committee due to a contrary view of Bransgore Parish Council.

## 2 SITE DESCRIPTION

The application site falls within the Built up Area of Bransgore. It is situated along a narrow rural lane, the property comprises a fairly large detached dwelling with an open front and gravel driveway.

## 3 PROPOSED DEVELOPMENT

Permission is sought for a front canopy and porch with a bay window extension. These elements were approved as part of the previous consent and the current application seeks to change these elements only.

A 2.2m high fence is also included which runs the full length of the rear boundary and part of the two side boundaries of the rear garden.

A previous consent 21/10781 is currently under construction which was for a side and rear extension and pitched roof to the garage. The porch and canopy to the front were also included.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/10781 Single-storey rear and side extension; single-storey front extension; pitched roof to existing garage	16/09/2021	Granted Subject to Conditions	Decided
77/NFDC/08094 House and garage and construction of pedestrian/vehicular access with alterations to existing access.	24/08/1977	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

### Relevant Advice

Chap 12: Achieving well designed places

### Constraints

SSSI IRZ Water Supply  
SSSI IRZ Wind and Solar Energy  
SSSI IRZ Waste  
SSSI IRZ Residential  
SSSI IRZ Rural Non Residential  
SSSI IRZ Rural Residential  
Planning Agreement  
Avon Catchment Area  
Aerodrome Safeguarding Zone  
Plan Area  
SSSI IRZ Discharges  
SSSI IRZ Infrastructure  
SSSI IRZ Minerals Oil and Gas  
SSSI IRZ Compost  
SSSI IRZ Air Pollution  
SSSI IRZ All Consultations  
SSSI IRZ Combustion

Tree Preservation Order: 53/02

### Plan Policy Designations

Built-up Area

## 6 PARISH / TOWN COUNCIL COMMENTS

**Brangore Parish Council:** Recommend Par4, Refusal.

Following a site visit the committee noted that difference in land levels meant the fence height proposed would have a considerable negative impact on the neighbouring property in terms of visual intrusion and shading, and therefore felt it was appropriate to recommend refusal.

The proposals for the property were considered acceptable.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**National Park Authority:** comment - no comment

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 1

- varied ground levels, gravel boards and trellis will make a 3m high fence
- existing trees and shrubs 4m
- will prevent light reaching greenhouse and reduce crop growth
- no objection to extension

## 10 PLANNING ASSESSMENT

### Principle of Development

The principle of the development is acceptable subject to relevant material considerations relating to residential amenity, character and appearance of the area and Policies.

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

Policy ENV3 - requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

The proposed front porch and canopy addition have been designed to reflect the style of the existing property and also emulates the neighbouring property Pine Cottage which has a similar feature.

The proposed extensions and fence are proportionate additions to the existing dwelling and would not detract from the character of the area or appear overly prominent within the street scene.

### Neighbour Amenity

The front canopy and porch are single storey and set away from the site boundaries and so would have no adverse impact on neighbour amenity.

There is an existing fence along the rear boundary of approximately 1.7m in height which is relatively low for a rear boundary, this fence is softened by planting, the shrubs are of varying heights, some of which exceed the fence by a considerable amount. The existing side fences are approximately 1.9m in height. All dimensions are subject to variation due to the inconsistencies in ground levels to all boundaries. The plans show a fence of 2.2m high including the provision of the gravel board. There is no mention of a trellis. Concerns have been raised by a neighbouring property and the Parish Council about the height of the fence and its negative impact on the neighbouring property in terms of visual intrusion and shading of the fence due to the difference in land levels.

Under permitted development rights a fence of up to 2m high above ground level can be constructed which is not adjacent to a highway without planning permission. The proposed fence would exceed this permitted development limit by 0.2m. However the lower ground level at St Georges Drive needs to be considered.

There is existing planting beyond the fence in the garden of number 18 St Georges Drive, which is to the south west of the application site, any shading caused by the new fence would fall in the host garden.

There are also a number of trees outside of the side boundary which are to the south which would also cause shading to the host dwelling and number 18.

Overall it is considered that despite the levels on site the impact of the increased fence height of 2.2m, which is only 0.2m above what be allowed under permitted development, would not cause sufficient unacceptable harmful impact to the neighbours amenity to justify a refusal.

## **11 CONCLUSION**

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice and the views of consultees and interested third parties.

It is considered that the proposed development would have an acceptable impact on neighbour amenity, character of the area and the street scene and it is recommended that permission be granted.

## **12 OTHER CONSIDERATIONS**

None

## **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:

COLL102 = ALL PLANS

Reason: To ensure satisfactory provision of the development.

#### **Further Information:**

Jacky Dawe  
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# New Forest

DISTRICT COUNCIL

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Claire Upton-Brown  
 Executive Head of Planning,  
 Regeneration and Economy  
 New Forest District Council  
 Appletree Court  
 Lyndhurst  
 SO43 7PA

## PLANNING COMMITTEE

December 2022

Pheasants Walk  
 Poplar Lane  
 Brangore  
 22/11065

Scale 1:1250

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