

Application Number: 22/11370 Full Planning Permission

Site: 29 THORNBURY AVENUE, BLACKFIELD, FAWLEY SO45 1YQ

Development: Single-storey rear extension (resubmission of 22/10610 to allow for change of materials from brick to render)

Applicant: Mr. Byrne & Ms Belinda White

Agent: Sanders Design Services Ltd

Target Date: 23/01/2023

Case Officer: Julie Parry

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The impact on the existing property and local area from the variation in materials.

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

2 SITE DESCRIPTION

The application site is a two-storey semi-detached hip-roofed dwelling located on a quiet residential road in the built up area of Blackfield. The dwelling is located on a level site with a large rear garden. Within the garden in the area of the proposed development is an attached outbuilding shared with 31 Thornbury Avenue. The property has a brick finish which is in contrast to the neighbouring properties on both sides which are mostly finished in render, there are also other properties in Thornbury Avenue which have a mixture of brick and render finish.

3 PROPOSED DEVELOPMENT

The application seeks planning permission to alter the materials to be used for the already approved single storey rear extension from brick to cream/ivory coloured render.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
22/10610 Single-storey rear extension	30/06/2022	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

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council

PAR 4 We recommend refusal as we consider the change in materials from brick to render unacceptable; we consider this would result in a visual clash on the side elevation render against the brick.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Principle of Development

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

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

The proposed extension will be set to the rear of the property with very limited views from the public realm. Furthermore, the scale, design and layout of the proposed extension would be readily absorbed by the site and sit comfortably on the rear of the existing property.

The neighbouring property to the north west, Magnolia, has an attached garage to the side which is finished in both brick and render which is in contrast to the rest of their property which is rendered. Number 29 is finished with a varied brick colour with some lighter shades including a cream colour. Whilst there would be some contrast in the proposed materials of a render finish compared to the brick used on the main dwelling the proposed extension would be to the rear of the property. Furthermore the cream coloured render would blend with the lighter shades in the brick and with the varied materials used on the neighbouring property the impact on the appearance of the street scene and character of the area is considered acceptable.

Residential amenity

Due to the single-storey scale of the development it is considered that the amenity, privacy, light to and outlook from of neighbouring properties would be preserved.. The proposed change of materials would not adversely impact the neighbour's amenity

11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2021) and other Local Plan policies. Permission is therefore recommended

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:

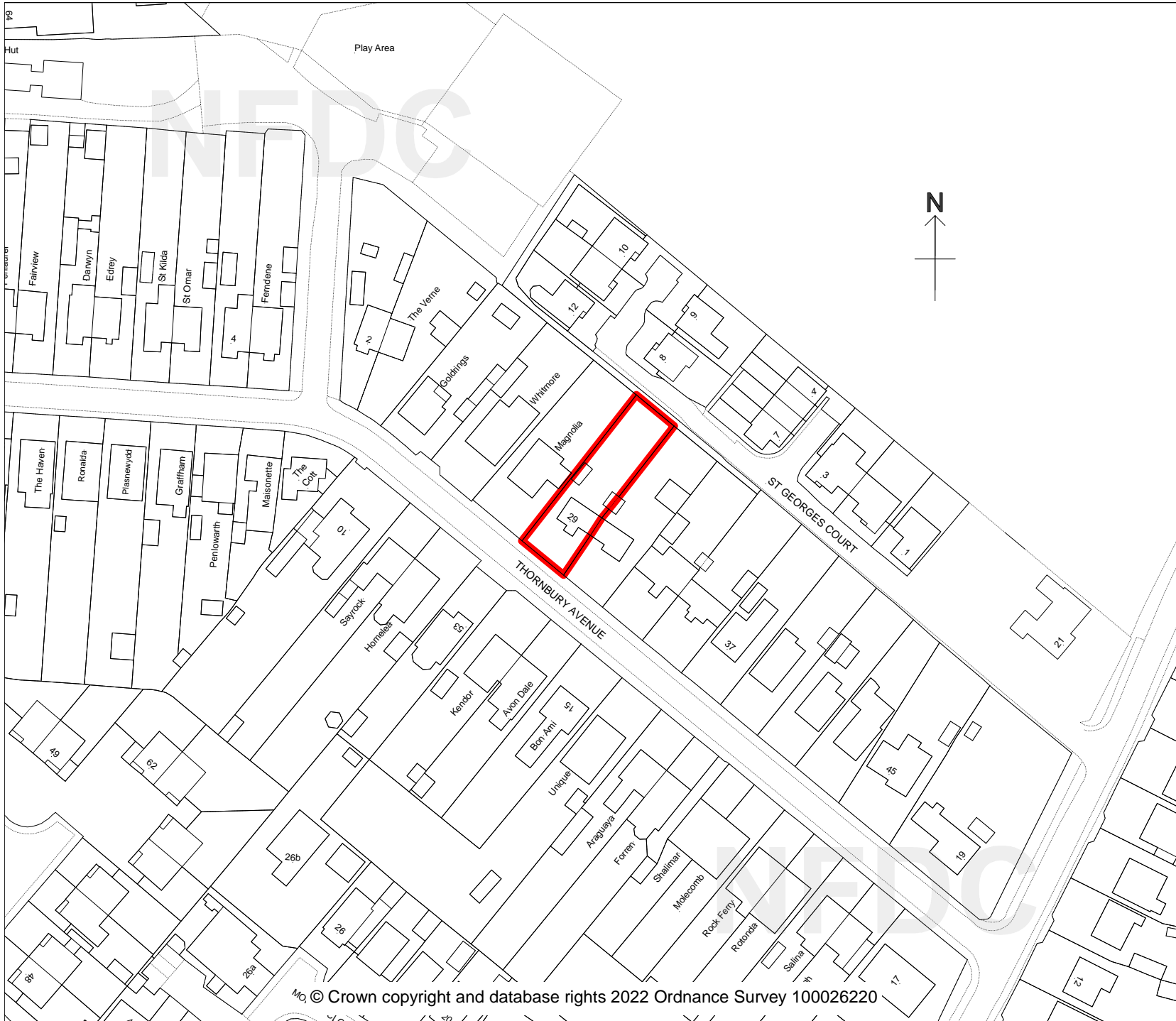
wht sht 1 Existing plans
wht sht 2 Proposed plans
wht sht 3 Location and Block Plan

Reason: To ensure satisfactory provision of the development.

Further Information:

Julie Parry

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

January 2023

29 Thornbury Avenue
 Blackfield
 Fawley
 22/11370

Scale 1:1250

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