

Application Number: 22/11383 Full Planning Permission

Site: COPSE HOUSE, DE LA WARR ROAD, MILFORD-ON-SEA SO41 0PS
Development: Two storey outbuilding incorporating garage and annexe; with balcony
Applicant: Mr & Mrs Larder
Agent: Planning Base Ltd
Target Date: 13/02/2023
Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the street scene and character and appearance of the area
- 2) Residential amenity

This application is to be considered by Committee because there is a contrary view with Milford-on-Sea Parish Council.

2 SITE DESCRIPTION

The application site is situated within the built up area of Milford on Sea, in an established residential area. The property address is De La Warr Road, but the site is on the junction with Rookcliffe Way, and the house faces this road. There are a variety of styles of properties within the immediate area.

The application site consists of a detached 4 bedroom house dating from the 1930s, but the design of a half timbered and brick building with thatched roof gives the impression of an older property. A single storey detached concrete garage with shallow apex roof is sited adjacent to the western boundary with De La Warr Road. The dwelling has a reasonable sized rear garden and there are modern houses to the east and south which were developed on land which originally was part of the application site.

3 PROPOSED DEVELOPMENT

Two storey detached outbuilding comprising a garage and annexe, incorporating a balcony, flue, solar panels and air source heat pump.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
07/90773 House	10/10/2007	Refused	Appeal Decided	Appeal Allowed with Conditions
07/90622 Pitched roof; rebuild walls to extensions to match house; replacement windows	10/10/2007	Granted Subject to Conditions	Decided	

07/89701 House (details of all matters of development granted by Outline Application 78145)	05/06/2007	Granted Subject to Conditions	Decided
03/78145 House (All matters reserved)	23/07/2003	Granted Subject to Conditions	Decided
XX/LYB/09101 Alterations and additions.	13/12/1963	Granted Subject to Conditions	Decided
XX/LYB/08864 Garage.	19/09/1963	Granted	Decided
XX/LYB/08819 Alterations and additions.	16/08/1963	Granted	Decided
XX/LYB/01575 Porch and bay window.	21/08/1953	Granted	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Supplementary Planning Guidance And Documents

SPG - Milford-on-Sea Village Design Statement

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Milford On Sea Parish Council: PAR 3: We recommend PERMISSION

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No consultee comments received:

9 REPRESENTATIONS RECEIVED

None received

10 PLANNING ASSESSMENT

Principle of Development

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 use of the outbuilding is for extended family and potentially future accommodation for elderly relatives and/or adult children. The principle of the proposed use of the building as an annexe to the main house for this use would be acceptable and could be conditioned to ensure that it would not be used independently from the main dwelling.

Impact on street scene and local character and appearance of area

The proposed outbuilding would be in the same location as the existing garage, although it would have a slightly larger footprint when compared to the existing garage. This in itself would not be an issue as the property has a large plot that could accommodate this.

Even though views of the existing garage are achievable from public vantage points, by virtue of its single storey form it is not intrusive. The proposed two storey outbuilding would be 5.9m in height, and the proposed materials would be vertical timber cladding to the walls, but the roofing materials are to be agreed with the Local Planning Authority. When this new building of a 2 storey height is seen in the context of the existing dwelling it would be serving - which is 7.4m high - it would not be a subservient feature but rather it would be dominate and intrusive within the street scene, with this impact accentuated by its prominent location close to the boundary of the site with the road. An annexe could be provided in a single storey building, and this does not justify a building of the height proposed, which has unacceptable visual impacts as set out above.

It is acknowledged that the Zinc House to the south of the application site, is an individual contemporary design and that there are also flatted developments within the immediate vicinity of the site. However, the proposal is for an outbuilding serving Copse House, and therefore cannot be justified by the form and height of other buildings which serve as the host properties, furthermore the Zinc House is set away from its boundary with the road.

By reason of its prominent location, 2 storey height, and design the proposed outbuilding would be a highly prominent feature within the street scene, and by virtue of its height would not be seen as subservient to the existing host dwelling on the site. As such it would result in an intrusive and incongruous form of development that would be harmful to and out of keeping with the street scene, undermining its character to a unacceptable degree.

Residential amenity

Rooflights are proposed on the east elevation looking across the garden of the application site, and beyond that to Samphire House. Taking into account the distance between the proposed outbuilding and this neighbouring property (approximately 38m), there would not be an issue of overlooking or loss of privacy to this neighbour from the rooflights.

A balcony is proposed on the south elevation of the proposed building, which would be adjacent to the boundary with Zinc House. The balcony would overlook the front driveway of this neighbouring property, but due to the overhang of the roof any views to the side would be screened, as such not allowing views over the neighbouring private rear amenity space. There is a high boundary wall to the front of Zinc House which does protect the privacy to the front of the dwelling too. However as no objections have been received from the owners/occupiers of this property on balance it is not considered that there would be an unacceptable loss of privacy or overlooking to this neighbour.

Renewable energy

Renewable energy sources are proposed to be incorporated into the building, with solar panels and an air source heat pump. Renewable energy sources are to be encouraged, however these could be installed on a lower building, and these do not justify the proposal as submitted.

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
Dwelling houses	102	44	58	58	£80/sqm	£6,335.38 *

Subtotal:	£6,335.38
Relief:	£0.00
Total Payable:	£6,335.38

11 CONCLUSION

The proposals have been considered within the relevant local and national policy context. The proposed development would be an intrusive and incongruous form of development that would be out of keeping with the street scene and harmful to the character and appearance of the area. Notwithstanding there is no impact upon neighbour amenity, the identified harm to the street scene and character of the area would justify a refusal in this case.

12 RECOMMENDATION

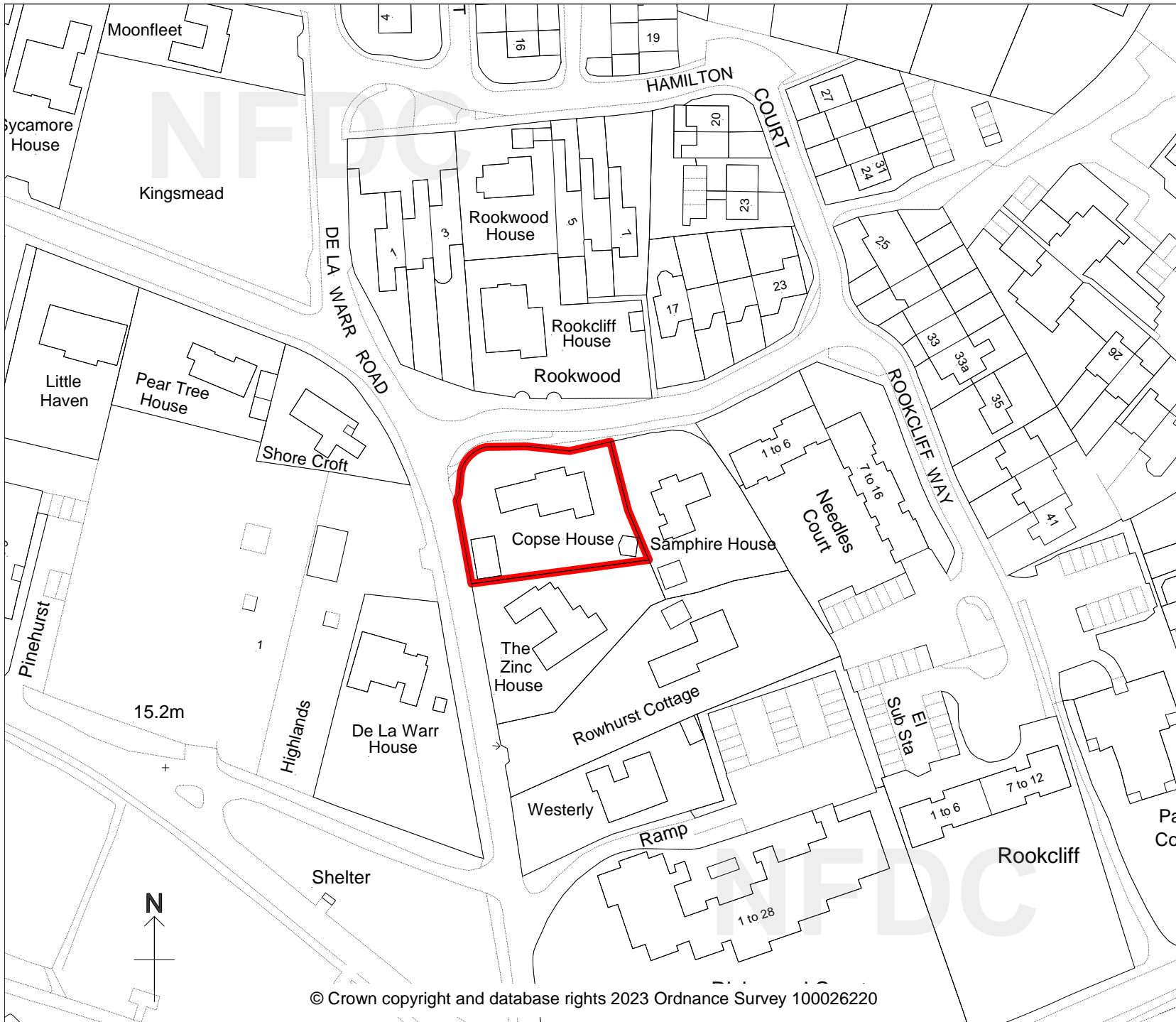
Refuse

Reason(s) for Refusal:

1. By reason of its prominent location, 2 storey height, and design the proposed outbuilding would be a highly prominent feature within the street scene and by virtue of its height and siting would not be seen as subservient to the existing host dwelling on the site. As such it would result in an intrusive and incongruous form of development that would be harmful to and out of keeping with the street scene undermining the character of the area. As such it would be contrary to Policy ENV3 of the Local Plan Part 1: Planning Strategy.

Further Information:

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New Forest

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PLANNING COMMITTEE

February 2023

Copse House
 De La Warr Road
 Milford-on-Sea
 22/11372

Scale 1:1250

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