

Application Number: 15/11710 Full Planning Permission

Site: 57 KENNARD ROAD, NEW MILTON BH25 5JT

Development: Single-storey rear extension; fenestration alterations; rooflights

Applicant: Mr Brennan

Target Date: 21/01/2016

1 REASON FOR COMMITTEE CONSIDERATION

Applicant is employee of New Forest District Council

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built-up area

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
6. Towns, villages and built environment quality

Policies

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework NPPF Ch. 7 - Requiring good design

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

SPD - New Milton Local Distinctiveness

6 RELEVANT PLANNING HISTORY

78/NFDC/10657 Garage 17/07/1978 Granted Subject to conditions

7 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council - Acceptable

8 COUNCILLOR COMMENTS

None received

9 CONSULTEE COMMENTS

Land Drainage: No comment

10 REPRESENTATIONS RECEIVED

None received

11 CRIME & DISORDER IMPLICATIONS

Not applicable

12 LOCAL FINANCE CONSIDERATIONS

Regulation 42 of the CIL Regulations 2010 (as amended) states that CIL will be applicable to all applications over 100sqm GIA and those that create a new dwelling. The development is under 100 sq metres and is not for a new dwelling and so there is no CIL liability in this case.

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case all the above apply. Notwithstanding this, confirmation was sought regarding the possibilities of overlooking through the proposed rooflights. The applicant confirmed that these rooflights would be for the sole purpose of providing natural light to the living room. No specific further actions were required.

14 ASSESSMENT

- 14.1 The application site consists of a detached bungalow in the built up area of New Milton. The immediate area is characterised by various styles of dwellings. The application is for a single storey rear extension, alterations to fenestration on the southern and northern elevations and the addition of 3 no roof lights on the southern roof slope. The main planning considerations are the impact on the character and appearance of the area and upon residential amenity.
- 14.2 There is an existing rear conservatory and single storey element. The conservatory spans less than half the width of the rear wall. The conservatory would be removed and the single storey element would be incorporated into the proposed extension. The proposed extension would extend by 2.6m from the rear wall and the eaves height would be 2.5m. The roof ridge of the existing single storey element would be raised to match that of the host dwelling.
- 14.3 There is a detached garage sited on the northern boundary, set back from the rear wall of the dwelling. This garage would be reduced in size to allow space to accommodate the proposed single storey rear extension. Due to its scale and siting the proposed single storey rear extension would be in keeping with the host dwelling and, sat at the rear, would have little impact on the street scene. As such is considered to be acceptable.
- 14.4 The proposed extension would be set back from the boundary with the neighbouring property to the north, no 59 Kennard Road, by 2m. There would be no harmful loss of light or dominant impact as this neighbouring property as there is sufficient separation between these two properties. Furthermore, there would be a reduction in fenestration on the northern elevation of the application site. A living room window would be replaced by a bathroom window so no concerns about overlooking arise.
- 14.5 The neighbouring property to the south no 55 Kennard Road is in similar style to the application dwelling. The proposed single storey rear extension would not have an adverse impact on this neighbour due to being some 4 metres from the side elevation of no 55 and being orientated to the north of it.
- 14.6 Being located to the north of no.55, no loss of light would result. The proposed 3 low level rooflights would be sited on the southern roof slope facing this neighbouring property. However, as they would purely provide natural light to the ground floor living area where a vaulted ceiling would be installed, no unacceptable overlooking would result.
- 14.7 The proposed extension is to the rear as such would not have a detrimental impact on the street scene. The proposed development is considered acceptable and would be in keeping with the character and appearance of the area.

- 14.8 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

15. 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: 57KR/001.

Reason: To ensure satisfactory provision of the development.
3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park Core Strategy.

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

Further Information:

Householder Team
Telephone: 023 8028 5345 (Option 1)



New Forest
DISTRICT COUNCIL

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**Planning Development
Control Committee
January 2016**

Item No: 3I

57 Kennard Road
New Milton

15/11710
SZ2395

Scale 1:1250

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

