

**Application Number: 23/10057** Full Planning Permission

**Site:** 6 BUCKSTONE CLOSE, EVERTON, HORDLE SO41 0UE

**Development:** Extension to ground & first floor

**Applicant:** Mr Anthony

**Agent:** 71 Design

**Target Date:** 20/03/2023

**Case Officer:** Jacky Dawe

**Officer**

**Recommendation:** Grant subject to conditions

**Reason for referral to**

**Committee:** Contrary to Hordle Parish Council view

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**1 SUMMARY OF THE MAIN ISSUES**

- 1) Character of the area
- 2) Residential amenity

**2 SITE DESCRIPTION**

The application property is located within the Hordle defined Built up Area and is also within an area that is covered by the Hordle Village Design Statement. The application property is a detached bungalow which has the benefit of several previous extensions including two side dormers, the front is laid to hardstanding and enclosed to the front by a low brick wall. Situated towards the end of a no through close, there are examples of first floor accommodation in close proximity, an access track is to one side boundary, the rear gardens of Wainsford Road face the access track.

**3 PROPOSED DEVELOPMENT**

Permission is sought for roof alterations including a raise ridge height, 2 front dormers, and two-storey front side and rear extensions

Amended plans were submitted on the 21st March to lower the overall height and reduce the front dormers from three to two.

Further amended plans were submitted on the 15th May to correct the orientation demarcation and a roof plan was added to the block plan.

**4 PLANNING HISTORY**

Proposal	Decision Date	Decision Description	Status
04/83186 Alterations to roof; single-storey side extension	04/01/2005	Granted Subject to Conditions	Decided
01/71782 Conservatory	06/06/2001	Granted Subject to Conditions	Decided

99/66503 Ground floor addition for disabled resident

09/07/1999

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

### Supplementary Planning Guidance And Documents

SPD - Hordle Village Design Statement

### Relevant Advice

NPPF

NPPG

### Plan Policy Designations

Built-up Area

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Hordle Parish Council - (Original plans 23.FEB.23)**

Parish 4 We recommend refusal. The Parish Council have concerns that this is an overly large proposal and would have a negative impact on the street scene and be visually intrusive. The size and height would impact negatively on neighbours in Buckstone Close and Wainsford Road and cause overlooking and lead to loss of privacy. This application would be overdevelopment of this site and is out of keeping with the rest of Buckstone Close.

### **Hordle Parish Council - (Amended plans 19.APR.23)**

Parish 4 We recommend refusal. The Parish Council does not consider the amended plans to be sufficiently different to warrant an alternative response to the one submitted previously. The concerns remain the same; namely that this is an overly large proposal which would have a negative impact on the street scene and be visually intrusive. The size and height would impact negatively on neighbours in Buckstone Close and Wainsford Road causing overlooking and leading to loss of privacy. This application is overdevelopment of this site and is out of keeping with the streetscene of Buckstone Close.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

No comments received

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 10

- too large, too high, unnecessary, not in keeping, out of character
- right of way over footpath, muddy, builders will exacerbate
- overlooking of back gardens invades privacy

- direct overlooking
- raise of height oppressive and will cause overshadowing
- out of character and will dwarf other bungalows
- parking issues
- blocking of shared alley
- too close to boundary
- will alter the ambience of the close
- unsuitable infrastructure for parking
- over development of site
- 3 front dormers excessive
- too close to number 5 and boundaries
- bedroom 3 overlooks
- possible damage to utilities, require access to footpath
- higher than other properties in the close
- use of slate not in keeping

## 10 PLANNING ASSESSMENT

### Principle of Development

The site is located within the built up area where the principle of development is acceptable. 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.

### Character of the Area

The properties in Buckstone Close are predominantly single storey and there are some dormers and rooflights. The prevailing character is the recessive roof forms, but there are examples of change, however these all respect the existing character. The property opposite at number 11 has had a similar extension.

Concerns were raised with regards to the impact on the character of the area. Amended plans were submitted which reduced the overall height of the rear roof form and removed one of the dormers to the front elevation.

The proposals would consolidate the built form on the site. However, the proposed front elevation retains the recessive roof form, with 2 dormers which are proportionate in size. The proposals are relatively close to the side boundaries, however the staggered front building line is respected.

The proposal indicated the use of slate and render. Whilst Buckstone Close is comprised of clay tile and mainly red brick construction, there are some examples of render and the introduction of slate would not undermine its overall character.

Overall the proposals would not detract from the character of the area and would appear contextually appropriate within the street scene.

### Neighbour Amenity

The existing side facing dormers are clear glazed and serve a bedroom, the proposal is for one side facing window on the north elevation, which serves bedroom number 3, this window is of a similar proportion and set slightly lower than the existing, this window faces the footpath and the rear outbuilding of the property in Wainsford Road, number 88. Given the separation of approximately 27m to the rear of number 88, this would not lead to unacceptable overlooking.

The other side elevation faces 5 Buckstone Close which is separated from the boundary with the application site by a driveway. There is a proposed side facing rooflight to serve an ensuite. As there are side facing windows in No. 5 this rooflight has been conditioned to be obscurely glazed and fixed shut if it is under 1.7m from the finished floor level. However, this will be an improvement over the existing situation where there is a side facing clearly glazed bedroom window in the dormer. The proposal will consolidate the built form of the previously extended property. The overall length of the dwelling would remain the same. The south west rear corner and the north east front corner would be infilled, with a shallow front extension. Ample amenity space would be retained to the rear.

It is accepted that there will be some impact from the raised ridge height on number 5. However this impact is not considered to be harmful as there would be a driveway separation and the roof would pitch away from the shared side boundary. As the host property is situated to the north the proposals would not create shadow or loss of light.

The proposal has been carefully assessed on site. Due to the spatial characteristics of the application site and the adjacent properties, the design of the proposed development, its location and positioning in relation to the common boundaries and the neighbouring properties, the proposal would not cause unacceptable effects on the privacy, light or outlook available to the adjacent neighbours.

The property falls within the built up area and there are no size restrictions, only the impact upon the character of the area and neighbour amenity, the proposals are relatively close to the side boundaries, however the staggered front building line is respected and there is ample rear amenity space remaining.

To the side boundary is an access track, any damage to the access track or utilities and any blocking to this track is a civil matter and not a matter for planning.

### Parking

The current Parking Standards SPD recommends that a 4 bedroom property should provide 3 parking spaces, there is ample parking on the driveway for at least 3 vehicles and no restrictions on the road.

## 11. OTHER MATTERS

None

### 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	248	129.83	118.17	118.17	£80/sqm	£12,907.80 *

Subtotal:	£12,907.80
Relief:	£0.00
Total Payable:	£12,907.80

## 12 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 interested third parties have been taken into account.

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 therefore recommended that permission be granted.

## 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:

PL RA 0202-2023 REV B = BLOCK PLAN, PROPOSED ELEVATIONS AND FLOOR PLANS - DATED 9TH MARCH 2023  
PL RA 0201-2022 = SITE LOCATION AND EXISTING ELEVATIONS AND FLOOR PLANS - DATED 14TH JULY 2022

Reason: To ensure satisfactory provision of the development.

3. The first floor *ensuite rooflight* window on the south elevation of the approved extension 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,

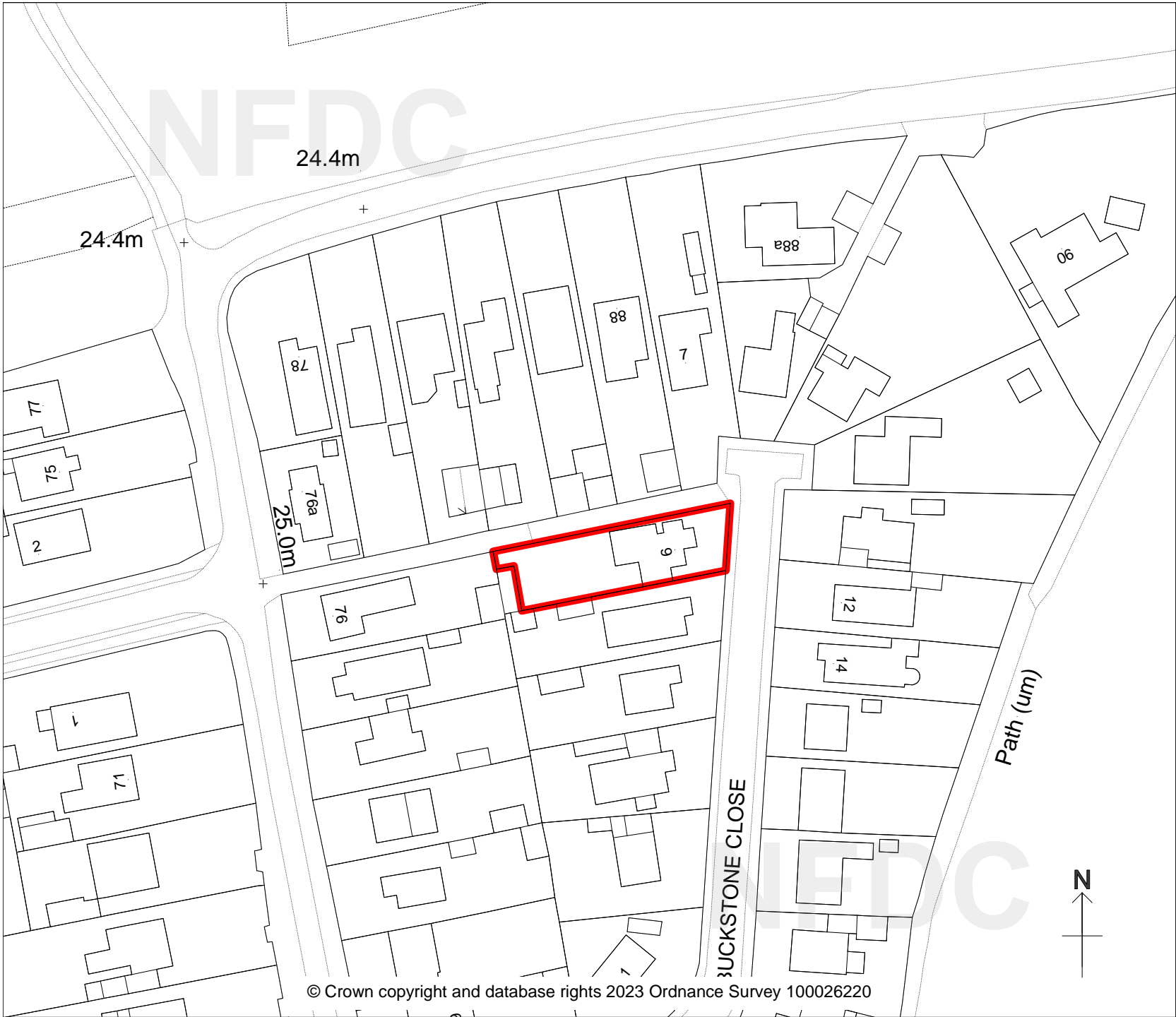
and the windows shall be retained as such in perpetuity.

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:

Jacky Dawe

Telephone: 023 8028 5447



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**New Forest**  
DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

David Norris  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**June 2023**

6 Buckstone Close  
Everton  
Hordle  
23/10057

Scale 1:1000

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