

**Application Number: 23/10148** Full Planning Permission

**Site:** 16 WOODLANDS CLOSE, BRANGGORE BH23 8NF  
**Development:** Proposed ground floor rear extension and first floor side extension  
**Applicant:** Mr Turner  
**Agent:** MBA Architecture Ltd  
**Target Date:** 17/05/2023  
**Case Officer:** Kate Cattermole  
**Officer Recommendation:** Grant subject to conditions  
**Reason for referral to Committee:** Contrary to Branggore Parish Council view

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**1 SUMMARY OF THE MAIN ISSUES**

- 1) Impact on neighbour amenity

**2 SITE DESCRIPTION**

The application site consists of a two storey house, situated in an established residential road in the built up area of Branggore. The road is a mixture of houses and bungalows.

The existing dwelling is a link detached house with attached single storey garage to the side and a pedestrian access along the boundary with the neighbouring bungalow, 15 Woodlands Close, which provides access to the rear garden.

**3 PROPOSED DEVELOPMENT**

First floor extension over the existing garage which would be set back from the front wall of the house with lower ridge line, and a two storey extension behind the garage which would be flush with the rear wall of the existing house.

**4 PLANNING HISTORY**

Proposal	Decision Date	Decision Description	Status
01/73319 First floor and two storey addition	17/01/2002	Granted Subject to Conditions	Decided
XX/RFR/15318 193 dwellings and garages.	03/10/1972	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

**National Planning Policy Framework**

## National Planning Practice Guidance

### 6 PARISH / TOWN COUNCIL COMMENTS

#### Bransgore Parish Council

Recommend: PAR4, Refusal.

Concerns were expressed regarding the overbearing nature of the extension and the loss of light and amenity to the neighbouring property.

### 7 COUNCILLOR COMMENTS

No comments received

### 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**Environmental Health Contaminated Land:** Informative required due to the site being previously used as a brick field and brick works

### 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 0

Comment:

- loss of natural light to neighbouring garden conservatory
- overshadowing
- disturbance through noise and dust
- Woodlands Close has parking problems which would be exacerbated by contractors vehicles

Response from agent:

- provided sun path plan with assumed position of conservatory

### 10 PLANNING ASSESSMENT

#### Principle of Development

As the site is located in the built up area the principle of the 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.

A previous consent in 2001 allowed a similar extension to what is now being proposed, although this was not built.

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

The proposed extension would be set back at first floor level from the front wall of the existing house, allowing for the form of the original dwelling to be read within the street scene. Coupled with the lower ridge line, the proportions of the original house would be retained preserving consistency within the street scene.

As the extension would be on the side of the dwelling adjacent to a neighbouring bungalow, the proposed extension would not detract from the spatial characteristics of the road. The increase in the footprint would be quite modest and could easily be accommodated within the plot.

#### Residential amenity

The neighbouring property, 15 Woodlands Close is a detached bungalow which is located to the west of the application site and projects further forward in its plot. To the rear of the dwelling is a conservatory which infills the rear part of the bungalow, and this projects beyond the rear wall of the existing house on the application site.

The proposed extension would be set off the common boundary with no 15 Woodlands Close by a metre, respecting the existing gap between the two properties, and the bungalow is approximately just under a metre off the boundary which is demarcated by panel fencing of approximately 1.8m -2m high.

The existing conservatory at No. 15 has a high level window facing the application site and also a glazed roof. Due to the orientation of the properties, 15 Woodlands Close lies to the south-west of the application site and taking into account the sun path and the fall of shadows should not be significantly affected by the two storey extension with regard to overshadowing.

The proposed two storey extension would introduce built form closer to the common boundary, but taking into account the degree of separation and that the rear wall of 15 Woodlands Close projects further back in its site it is not considered that the relationship with the extended dwelling would result in an overbearing form of development to this neighbour. With regards to loss of light the main windows serving the conservatory are on the rear elevation facing the garden which would not be impacted upon by the extension.

No first floor windows are proposed on the side elevation and the additional rear window at first floor level would only achieve oblique views over the neighbour's rear garden. As there are already first floor windows in the rear elevation, this would not unduly exacerbate the existing relationship between the two properties. Furthermore, this window is likely to be obscure glazed as would be serving an ensuite.

#### Dust and noise

Any building works are likely to create a degree of inconvenience and disruption, but this is usual for a short period of time. There is civil legislation in the form of the Party Wall Act which provides a framework for preventing or resolving disputes in relation to building works close to boundaries. This issue is not a planning consideration.

#### Parking within Woodlands Close

Concerns have been raised about contractors vehicles adding to parking issues within Woodlands Close. This is a residential road with provision for on site parking, and there are no parking restrictions within the road. Notwithstanding this, parking arrangements outside of the red line are not within the remit of the considerations of this planning application.

## **11 OTHER MATTERS**

None

## 12 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.

## 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:

- MBA/00/001 Existing Location Plan as deposited with the Local Planning Authority on 13 February 2023
- MBA/00/002 Existing Floor Plans as deposited with the Local Planning Authority on 13 February 2023
- MBA/00/003 Existing Elevations as deposited with the Local Planning Authority on 13 February 2023
- MBA/00/004 Proposed Location Plans as deposited with the Local Planning Authority on 13 February 2023
- MBA/00/005 Proposed Floor Plans as deposited with the Local Planning Authority on 22 March 2023
- MBA/00/006 Proposed Elevations as deposited with the Local Planning Authority on 15 March 2023

Reason: To ensure satisfactory provision of the development.

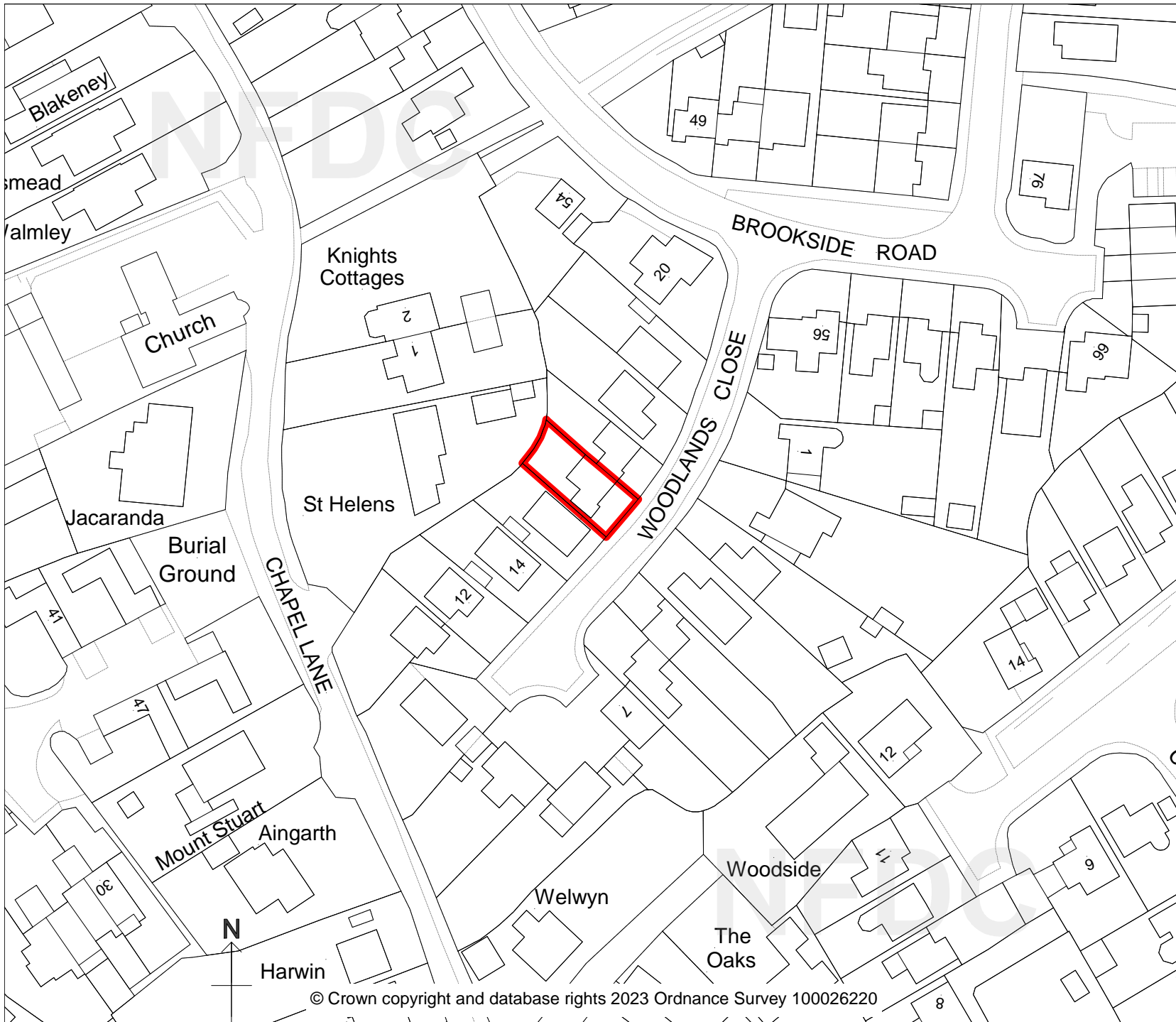
3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

#### Further Information:

Kate Cattermole

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# New Forest

DISTRICT COUNCIL

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## PLANNING COMMITTEE

June 2023

16 Woodlands Close  
 Bransgore

23/10148

Scale 1:999

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