

Application Number: 23/10306 Full Planning Permission

Site: 32 PICKET CLOSE, FORDINGBRIDGE SP6 1JY

Development: Two-storey side extension to provide accessible bedroom and bathing facilities; extend existing drive for wheelchair access

Applicant: New Forest District Council

Agent:

Target Date: 23/06/2023

Case Officer: Jacky Dawe

Officer Recommendation Grant subject to conditions

Reason for Committee Referral The proposals are brought to committee as the applicant is NFDC

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

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

2 SITE DESCRIPTION

The application property is located within the Fordingbridge defined Built up Area and is also within an area that is covered by the Fordingbridge Town Design Statement. The site is situated in a prominent corner position with a large area of greenspace to the front with allotments and a parking area on the other side of the road.

A semi-detached house enclosed to the front by a wire fence, with a wicket gate, also an area of lawn and planting, to the side is a pair of double gates and a driveway which leads to a brick outbuilding.

3 PROPOSED DEVELOPMENT

Permission is sought for a two-storey side extension, extend hardstanding and footpath. This relates to adaptations of the dwelling to provide a ground floor bathroom to allow for disabled access.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
XX/RFR/01954 Amended design for 34 houses.	24/07/1953	Granted	Decided
XX/RFR/01920 20 dwellings.	26/06/1953	Granted	Decided
XX/RFR/01795 34 houses.	29/04/1953	Granted Subject to Conditions	Decided

XX/RFR/01421 Use of land for the erection of permanent dwelling houses. 19/03/1952 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 - Fordingbridge Town Design Statement

Relevant Advice

NPPF

NPPG

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council - 18th May (original plans)

Recommend PERMISSION under PAR3 as there is no unacceptable impact on the neighbours or on the area generally.

Fordingbridge Town Council - 15th June (amended plans)

Recommend PERMISSION under PAR3 as there is limited change from the original application.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

No comments received

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 proposed side extension is set down lower than the existing roof and set in from the front and back elevation. The proposed extension is modest in scale and size and has been designed as a sympathetic and proportionate addition to the existing dwelling and would not detract from the character of the area or appear overly prominent within the street scene.

The proposed hardstanding is of tarmac construction and has provision of an aco drain within the curtilage. This is acceptable.

Neighbour Amenity

The proposed two-storey extension is set away from the adjoining neighbour, amended plans have been received which remove the rear facing window at first floor, this will ensure the privacy of number 34 is maintained. The only first floor window faces the front and the public realm.

The extension of the hardstanding and the footpath is to the side of the property in front of the existing outbuilding.

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 and outlook available to the adjacent neighbours.

11 OTHER MATTERS

None

12 CONCLUSION / PLANNING BALANCE

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 subject to conditions.

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:

SITE LOCATION PLAN
BLOCK PLAN
NFDC-01-01/23 = EXISTING ELEVATIONS
NFDC-02-01/23 = EXISTING FLOOR PLANS
NFDC-03-01/23 REV B = PROPOSED ELEVATIONS
NFDC-04-01/23 REV B = PROPOSED FLOOR PLANS

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.

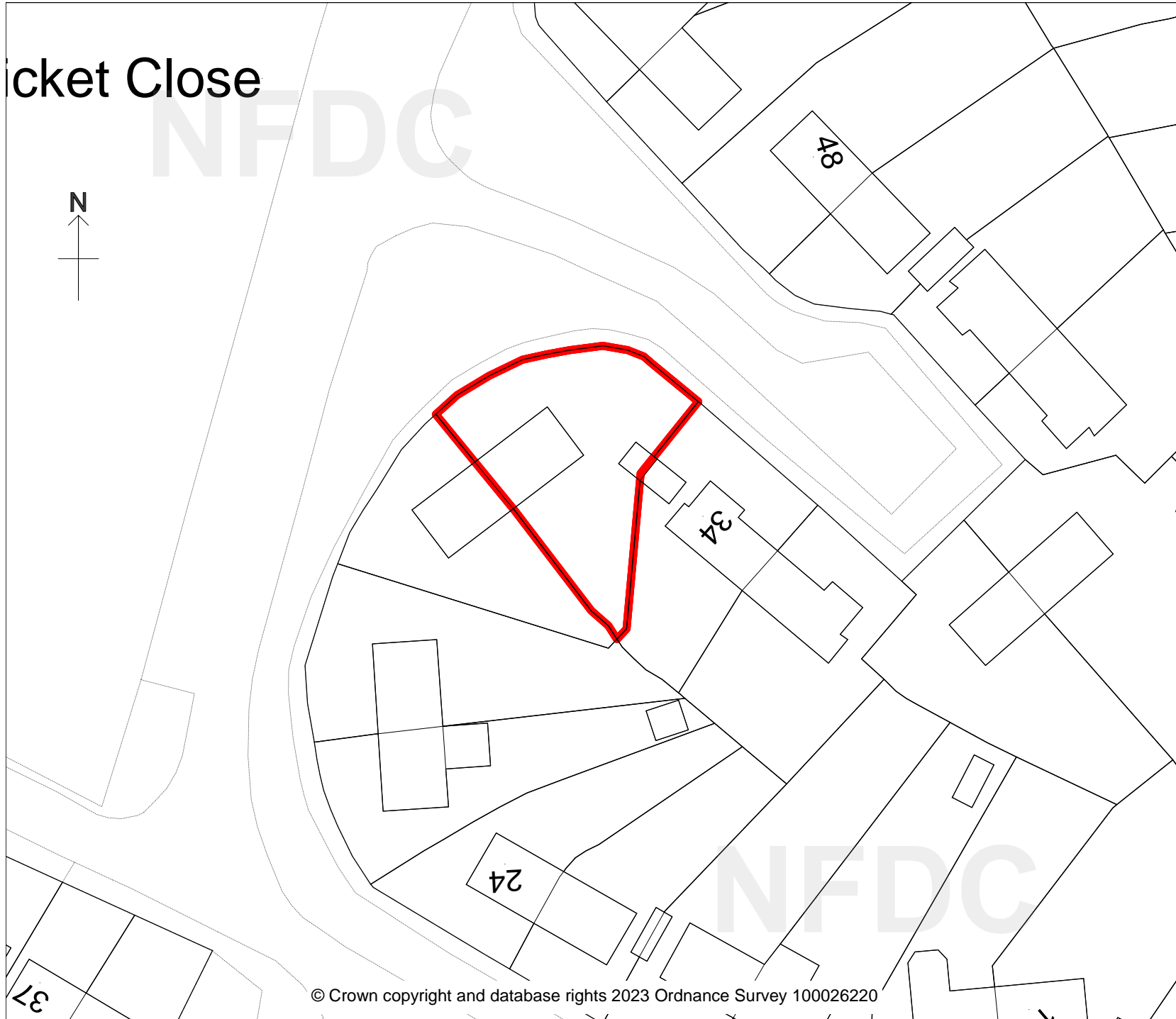
Further Information:

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Picket Close

NFDC



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PLANNING COMMITTEE

July 2023

32 Picket Close
Fordingbridge

23/10306

Scale 1:500

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