

Application Number: 23/10618 Full Planning Permission

Site: 14 MATLEY GARDENS, TOTTON SO40 8EY

Development: First floor side extension with partial garage conversion; fenestration alterations; single-storey rear extension to replace existing conservatory

Applicant: Mr & Mrs Walters

Agent: J Design & Planning Ltd

Target Date: 27/07/2023

Case Officer: Jacky Dawe

Officer Recommendation Grant Subject to Conditions

Reason for Referral to Committee: This application is to be considered by Committee due to a contrary view of Councillor K Crisell

1 THE SITE

The application property is located within the Totton defined Built up Area. The area has a verdant character.

It is a detached house towards the end of a close, there is an area of trees beyond the side boundary which forms part of Totton and Eling Bowling Centre. Beyond the rear boundary is Crabbs Way. To the front of the property, it is open and ample parking available for 3 cars, in front of a double integral garage.

2 THE PROPOSED DEVELOPMENT

Permission is sought for the use of 1 garage as living accommodation and associated alterations; a single-storey rear extension, first floor side extension and a two-storey rear extension with open covered area to rear.

3 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
01/7/1992 Conservatory	10/07/2001	Granted Subject to Conditions	Decided
85/NFDC/28436 82 houses and garages with construction of parking facilities, roads and sewer.	12/06/1985	Granted Subject to Conditions	Decided
NFDC/81/20139 Residential and ancillary development.	14/05/1982	Granted Subject to Conditions	Decided

4 POLICY CONTEXT

In addition to the aims and objectives of the NPPF are:

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

5 PARISH / TOWN COUNCIL COMMENTS

Totton & Eling Town Council

The plot is adjacent to open space woodland for that reason the first-floor structure should not be overbearing in the setting. Currently the property benefits from a double garage, the proposal is only a part conversion and parking would be unaffected. Overall, there should be no detrimental impact on the character and appearance of the area.

RECOMMENDATION - PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

6 COUNCILLOR COMMENTS

Cllr Crisell - comments that a visit to site found first floor windows would look towards front windows of the neighbouring property

7 CONSULTEE COMMENTS

No comments received

8 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 1

- overlooking - bedroom windows will overlook front of property
- over development - a large extension in a modest plot
- construction will cause problems of parking and block access to properties

9 OFFICER COMMENTS

Principle of Development

The principle of the development is acceptable in this built up area subject to relevant material considerations in accordance with policy relating to residential amenity and character and appearance of the area. These are set out below.

Neighbour Amenity

The single-storey element to the rear replaces a conservatory and is of similar proportions and so no amenity issues are raised.

The first floor element of the extension is set away from the neighbouring property and situated towards the trees along the North West side boundary. First floor rear facing windows look towards the rear boundary and beyond into Crabbs Way. Given the separation there would be no harmful overlooking.

The first floor windows which face the front look across the existing driveway and towards the front and side elevation of the property opposite across the front garden. There would be oblique views of the front of the neighbouring property however the frontage is already in the public realm. This would be a typical relationship within the built up area and allow no more intrusive views or harmful overlooking than are already possible from existing windows or the road passing those windows.

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 and outlook available to the adjacent neighbours.

Character of the Area

The proposal has been designed to appear proportionate to the existing dwelling and would not appear overly prominent within the street scene or detract from the character of the area.

Parking

There would be a loss of parking associated with the conversion of part of the garage to living accommodation. However, three parking spaces are identified on the block plan and a garage space would also be retained. This parking provision is in line with the current NFDC Parking Standards which recommends 3 spaces for a 4 bedroom property. No objections are therefore made in this respect.

11 OTHER CONSIDERATIONS

Whilst some degree of noise and general disruption is inevitable when construction works take place, these are of a temporary nature and therefore cannot justify planning refusal. Furthermore, imposing a condition to limit hours of construction for a domestic extension would not be necessary or reasonable in this instance. If any associated noise and disturbance amounted to a statutory nuisance then this would be dealt with under relevant Environmental Health legislation .

12 CONCLUSION AND 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 consultees and interested third parties.

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 recommended that planning 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:

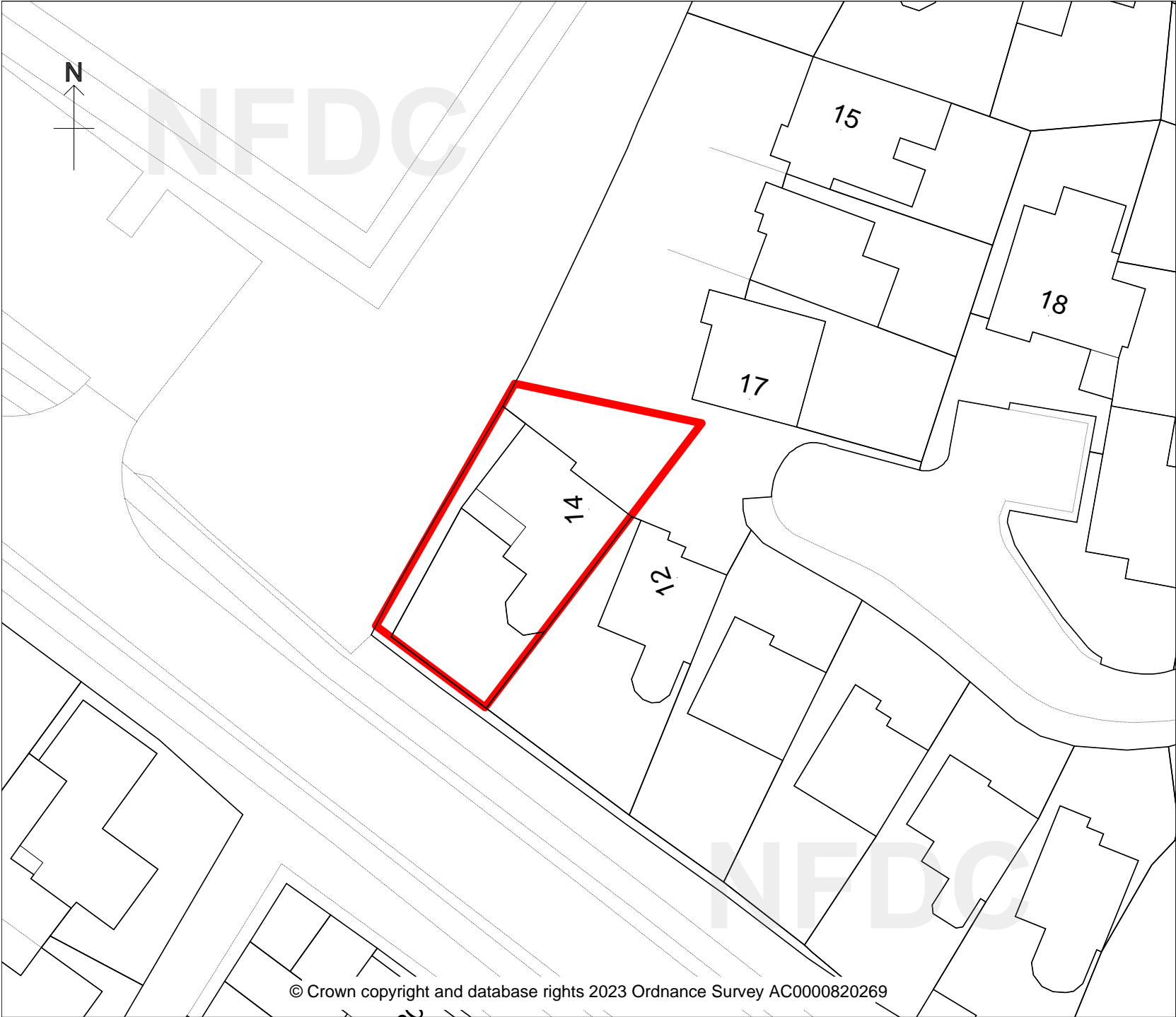
449-03 = ALL PLANS

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest DISTRICT COUNCIL

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PLANNING COMMITTEE

August 2023

14 Matley Gardens
Totton

23/10618

Scale 1:430

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