

Application Number: 23/10554 Full Planning Permission

Site: 54 CRAWTE AVENUE, HOLBURY, FAWLEY SO45 2GQ

Development: Rebuild and extend to the front of the existing garage

Applicant: Mr Tyler

Agent: Extension Design Building Plans Ltd

Target Date: 13/07/2023

Case Officer: Julie Parry

Officer Recommendation Grant Subject to Conditions

Reason for Referral to Committee: Contrary Parish Council View

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Scale and design
- 2) Character of the area
- 3) Residential amenity

2 SITE DESCRIPTION

The application site relates to a detached bungalow within the built-up area of Holbury. The area is characterised by similar bungalows, with many having been extended at ground floor. To the side of the property there is an attached garage, and to the rear the property has been extended with a conservatory. The boundaries to the front of the property and between number 53 and the application site are defined with a low wall.

3 PROPOSED DEVELOPMENT

The application seeks planning permission to remove the garage and replace with an extension with a larger footprint; extending to both the front and rear. The height of this new addition would be slightly higher than the existing garage by 0.5 metre. The internal accommodation provided would be used as a bedroom and storage area.

Amended plans were received during the course of the application to move the extension slightly back so that less of the neighbour's side window would be affected, and to render the walls to reflect more light.

4 PLANNING HISTORY

No relevant history

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Relevant Advice

NPPF
NPPG

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council: Recommend refusal due to loss of light to the neighbouring property, over crowding and out of keeping with the neighbourhood.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

None

9 REPRESENTATIONS RECEIVED

1 letter of objection has been received from the neighbour at number 53 for the following reasons:-

- Loss of light to the side windows serving the lounge
- Adverse impact on outlook from the lounge window
- Impact on the boundary wall

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.

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

The proposal is to remove the existing garage and to build a side extension which would extend beyond the rear of the conservatory. The proposed extension would project forward by a further 1.98 metres than the existing garage and extend further to the rear by 1.24 metres. The resulting built form would be modest in scale and size and would be finished in a light coloured render that would be similar to the front of the bungalow.

There are a number of properties in the local area which have been extended to the side, and therefore the proposal would not appear out of keeping.

The addition 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.

Highway safety, access and parking

The proposed development would result in the loss of a garage parking space; however, with parking available to the side of the property along with on street parking, there would not be a highway safety concern.

Residential amenity

The proposed single-storey extension would be built up to the shared boundary with number 53. This neighbour has objected to the proposal in respect of the impact the proposed increase in the depth and height would have on their lounge windows on the side of their property. This neighbour's lounge has been extended to the rear and contains two side windows facing number 54, one of which is high level, along with patio doors to the rear.

The agent has confirmed that the finish of the extension would be in a light coloured render to make the development a lighter reflective finish, which would result in more light being reflected to the neighbour's windows.

The proposed extension would be in close proximity to the neighbour's side lounge window; it would be positioned 1.5 metres from the side of their property and measuring on site it would be extend across half of this neighbour's window. The increase in height for the proposed extension in comparison to the existing height would be 0.5 metres, and this would have some impact on this neighbour's second high level lounge window. Whilst it is accepted that there would be some effect on this neighbour's outlook and some loss of light, the neighbour's side windows are secondary to the large patio doors to the rear of the lounge, meaning the lounge would still have reasonable levels of light and outlook. It is also relevant to note that there is already some shading from the existing built form. Therefore, on balance, it is considered that the harm to neighbour amenity would not be to such a degree to be considered unacceptable.

The neighbour has also raised an objection in respect of the impact on their boundary wall which runs between the two properties. The side wall of the proposed extension would be built on the same line as the existing garage, which would be alongside the boundary wall and therefore would not impact on this feature.

11 CONCLUSION / PLANNING BALANCE

The application has been considered against all relevant material considerations, including the development plan, relevant legislation, policy guidance, and government advice. 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.

12 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:

TYLE004 All Plan submitted 13th July 2023

Reason: To ensure satisfactory provision of the development.

Further Information:

Julie Parry

Telephone: 023 8028 5436



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

August 2023

54 Crawte Avenue
Holbury
Fawley
23/10554

Scale 1:587

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