

Application Number: 23/10766 Full Planning Permission
Site: 10 HEATH ROAD, HORDLE SO41 0GG
Development: Side extension; roof conversion; x2no front dormers and x1no rear dormer; roof lights
Applicant: Mr Pease
Agent:
Target Date: 06/09/2023
Case Officer: Kate Cattermole
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Parish Council Contrary View

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Street scene, and character and appearance of the area.
- 2) Neighbour amenity

2 SITE DESCRIPTION

The application site is situated in an established residential road, in the built up area of Hordle. The Hordle Village Design Statement describes the immediate area as: *'now fully developed with a mixed assortment of designs, predominantly chalet bungalows or bungalows with loft conversions plus a small terraced development of flats at the corner of Danecrest Road.'* Within the road there are examples of front and rear dormers on the bungalows that have been enlarged and extended into the roof space.

The application site consists of a detached hipped roof bungalow with single storey flat roofed extension spanning the rear elevation. The dwelling is situated in a reasonable sized plot enclosed by fencing. There is currently a high conifer hedge behind the rear boundary fence, which is in the control of 9 Pinewood Road.

To the east of the site (8 Heath Road) is a detached hipped roof bungalow with rooflights on the sides and front elevations, whilst to the west is 12 Heath Road which has been extended resulting in a higher chalet style dwelling with cropped gable side elevations and rooflights in both the front and rear elevations. To the rear of the site are two storey houses fronting Pinewood Road.

3 PROPOSED DEVELOPMENT

The current proposal is for a side extension, roof alterations including raising ridge height and hip to gable on side elevations finished in grey upvc cladding, and front and rear dormers and roof lights.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
23/10275 Side extension; front dormer; roof lights; roof alterations; fenestration alterations	25/04/2023	Granted Subject to Conditions	Decided
22/10259 Side extension; roof alterations to include raising roof height in association with new first floor	29/04/2022	Granted Subject to Conditions	Decided
XX/LYB/03525 Erection of three bungalows with construction of accesses.	12/07/1956	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

National Planning Policy Framework

National Planning Policy Guidance

6 PARISH / TOWN COUNCIL COMMENTS

Hordle Parish Council

Parish 4. Recommend refusal. The Council noted the neighbours' concerns about overlooking and loss of privacy as a result of the large rear dormer window.

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: 4

- The proposal is larger than previously approved schemes on the site, and would result in the loss of the hipped roofs for more substantial and dominant gables, resulting in an overdevelopment of the property and adverse impact on the amenities of neighbours
- overlooking and loss of privacy to neighbouring gardens arising from the introduction of a rear dormers with uninterrupted run of glazing
- if approved would welcome condition to add obscure glazing
- no issues with previous applications, but this would introduce a living space at first floor level with large rear dormer resulting in overlooking and loss of privacy
- previous applications which showed storage area at first floor level served by rooflights was acceptable

Comment from applicant:

- glazing area would be 4m
- first floor never been identified as storage area in this or previous applications
- third application due to evolving needs of applicant and family
- loft space likely to be used as 2 bedrooms and one bathroom and therefore two of the middle windows likely to be obscure glazed
- resulting building would be approx 1m lower than previously approved conversion and lower than most surrounding houses including those in Pinewood Road
- increase in width as previously approved and consistent with surrounding properties
- 8 houses in Pinewood Road 2 storey and sometimes views into neighbouring gardens. Any gained views would be of a reciprocal nature
- 4 houses in Heath Road previously created larger dormer extensions and/or high levels of glazing through large velux windows resulting in reciprocal views onto Pinewood Road
- Distance with properties in Pinewood Road approximately 35m
- Existing vegetation provides screening, but if failed would work with neighbours to retain privacy for all parties
- have local connections and lived in Hordle for past 10 years

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.

The Hordle Village Design Statement provides guidance for development and emphasizes that it should respect the local character and be of sympathetic design, '*taking into account the size, scale, density and design of the surrounding buildings including story heights and spacing*' (GBE-04), and '*respect existing buildings and features*' (GBE-09). However roof conversions which are unsympathetic or out of character to neighbouring properties, or will have a negative impact on the amenity of adjoining properties should be avoided (GBE-11).

Planning Background

This site has been the subject of two previous applications submitted 2022 and 2023.

The 2022 application (22/10259) proposed a side extension with main roof extended over this extension, coupled with an increase in the ridge height by an additional 1.5m, and introducing gables to the side elevations with rooflights on the front and rear elevations serving an open plan living space. This was granted under delegated powers on 29 April 2022, and there were no objections received.

A subsequent application was submitted earlier this year (23/10275) which also proposed a side extension (albeit set back from the front elevation) with the hipped roof extending over the side extension, but would respect the existing height of the dwelling (5.5m) and introduce a front gable and rooflights on the rear and both side elevations serving a loft space. This application was granted under delegated powers on 25 April 2023 and there were no objections received.

The current application is similar in form to the originally approved scheme in 2022, as it proposes the footprint of the originally approved side extension with roof extended over. The alterations to the roof form would also replicate the 2022 plans, in that it would introduce gables on the side elevations. There are also differences between the two schemes, as the ridge height on the current application would only be raised by 0.5m whereas on the earlier scheme it would have been raised by 1.5m, and the current scheme would introduce front and rear dormers and rooflights, but no windows are proposed on the side elevations now.

The two previous consents are extant and ground works on the side extension have been commenced on site.

Street scene, and character and appearance of the area

The change in roof form coupled with the increase in height and width would result in the extended dwelling being more visible within the street scene. However, the form of the roof and cladding materials would be similar to the previously extended dwelling to the west of the site (12 Heath Road), albeit the resulting dwelling would be approximately a metre lower in height than its neighbour. Also there are other similar previously extended dwellings within Heath Road, which have raised roof heights and front and rear dormers, which are read in context with the application site. As such the resulting dwelling would be in keeping with the street scene.

The proposed extensions would be proportionate in scale and design to the existing dwelling and could be accommodated comfortably within the curtilage. There is a mixed palette of materials across other properties within Heath Road and the wider area, and the design would reflect features on other properties. Furthermore, the extended dwelling would be lower than its immediate neighbour, 12 Heath Road. As such it is considered that the resulting development would be appropriate to the character and appearance of the area.

Residential amenity

Even though the proposed side extension would bring the built form closer to the western boundary, the building would be set off the boundary and there would be a reasonable degree of separation between the two dwellings. No objection has been received from either of the neighbouring properties in Heath Road.

The only objections that have been raised in respect of neighbour amenity, relate to the introduction of the proposed rear dormer. Even though the previously approved schemes included fenestration on the rear elevation, this was in the form of rooflights only, whereas the rear dormer has now been introduced on this most recent proposal.

The objections have been raised by the three dwellings to the rear of the application site, 7,9 and 11 Pinewood Road, and mainly relate to overlooking and loss of privacy from the rear dormer window. No 9 Pinewood Road shares the largest extent of the rear boundary with the application site and has a high conifer hedge in this location; the hedge is pruned back every autumn, but is stated as being in poor health and its longevity is not guaranteed. All three properties are two storey dwellings with clear glazed windows at first floor level, and the back to back distance between these properties and the application property ranges between 35m-40m, and the dormer window would be approximately 20m from the common rear boundary.

The existing conifer hedge provides some screening between the application site and the Pinewood Road properties, however it is accepted that this cannot be relied on long term to provide screening to the proposed rear dormer window.

Notwithstanding this, the properties are located within the built up area and a degree of reciprocal overlooking is not untypical in this environment. Furthermore, taking into account the separation distances, and the positioning of the dormer on the roofslope it is not considered that this would create an unacceptable or harmful level of overlooking to the neighbours to the rear that would justify a refusal of this application.

It has been suggested that a condition could be applied to obscure glaze the rear dormer window. However, as the proposed window is not considered to create an unacceptable level of harm to the amenities of the neighbours, there is no justification to mitigate the impact of this window by applying a condition in this case.

11 OTHER MATTERS

None.

12 CONCLUSION / PLANNING BALANCE

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:
 - LP01 v0.1 SITE LOCATION PLAN as deposited with the Local Planning Authority on 12 July 2023
 - SP01 v0.1 BLOCK PLAN as deposited with the Local Planning Authority on 12 July 2023
 - EFP01 AND PFP01 v0.1 GROUND FLOOR PLANS as deposited with the Local Planning Authority on 12 July 2023
 - ELP01 AND PLP01 v0.1 FIRST FLOOR PLANS as deposited with the Local Planning Authority on 12 July 2023
 - ELP01 AND PLP01 v0.1 ROOF PLANS as deposited with the Local Planning Authority on 12 July 2023

- ENE01 AND PNE01 v0.1 FRONT NORTH ELEVATION as deposited with the Local Planning Authority on 12 July 2023
- ESE01 AND PSE01 v0.1 REAR SOUTH ELEVATION as deposited with the Local Planning Authority on 12 July 2023
- EEE01 AND PEE01 v0.1 SIDE EAST ELEVATION as deposited with the Local Planning Authority on 12 July 2023
- EWE01 AND PWE01 v0.1 SIDE WEST ELEVATION as deposited with the Local Planning Authority on 12 July 2023

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest

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PLANNING COMMITTEE

September 2023

10 Heath Road
Hordle

23/10766

Scale 1:500

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