

Application Number: 23/10778 Full Planning Permission
Site: 28 BEECH CRESCENT, HYTHE SO45 3QG
Development: Front porch extension with pitched roof; fenestration alterations
Applicant: NFDC
Agent:
Target Date: 20/09/2023
Case Officer: Julie Parry
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Applicant is NFDC

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 relates to a two-storey mid-terrace property within a row of similar properties. Some dwellings in the local vicinity have porch additions to the front elevation. The front garden is enclosed with a picket fence and a gate allowing access to a hard surface providing an area for parking. The front door is currently protected with a flat roofed porch with open sides.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for a porch on the front elevation, to provide a small bathroom on the ground floor, and to move the front door.

4 PLANNING HISTORY

None relevant

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Neighbourhood Plan

Hythe and Dibden

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council: Recommend permission

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

No representations 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.

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

The proposal is for the introduction of a porch on the front elevation of the property, replacing the existing open sided porch roof. The proposed porch would be modest in size and height, which along with its mono-pitched roof would be a sympathetic addition to the front elevation.

There are other properties in close proximity which have porch additions to their front elevations and therefore the proposed addition would not be out of keeping in the area.

The proposed alterations would include moving the front door across the front of the property where there is currently a window. This alteration would be an acceptable amendment to this dwelling.

The materials proposed are to match the existing property, and a condition will be applied to any approval to this effect.

Neighbour amenity

The adjoining neighbour to the south-west, number 26, does have a ground floor window on the front elevation close to the proposed porch extension. This elevation is north-west facing, and therefore the impact in terms of loss of light would be limited. With the modest depth proposed, along with the limited height, the proposed porch would have an acceptable impact on this neighbour's outlook.

The other neighbour is sited a sufficient distance from the proposed extension so as not to be affected.

12 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.

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 received 12th July 2023:

Location plan
Block plan
01-02/23 Existing plans
02-02/23 Proposed 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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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

September 2023

28 Beech Crescent
Hythe

23/10778

Scale 1:500

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