

Application Number: 23/11152 Full Planning Permission
Site: 63 HOLLYBANK CRESCENT, HYTHE SO45 5GF
Development: Front & rear extensions; roof alterations in association with new first floor including dormer & roof lights; outbuilding following removal of existing garage
Applicant: Mr & Mrs Porter
Agent: Sanders Design Services Ltd
Target Date: 01/01/2024
Case Officer: Kate Cattermole
Officer Recommendation: Refuse
Reason for Referral to Committee: Hythe & Dibden Parsh Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the street scene and character of the area

2 SITE DESCRIPTION

The application site consists of a detached bungalow situated on an established residential estate in the built up area of Hythe. Hollybank Estate dates from the 1950s and appears to have been developed piecemeal resulting in a variety of form and styles of dwelling across the wider estate. However in the part of the estate where the application site is located, the area is characterised by detached bungalows with recessive front roofslopes, though there are examples of roof alterations to accommodate first floor accommodation many facilitated by the additions of dormers. Land levels across the estate vary but predominately the land slopes down to Southampton Road, which separates the residential estate from the main village.

The existing dwelling is a detached hipped roof bungalow with subservient projecting gable off part of the front elevation. A later addition in the form of a single storey shallow pitched structure has been added to the front elevation, which effectively squares off the front elevation, however by reason of its low profile it does not detract from the dominant form of the existing bungalow.

There is a driveway down the side of the bungalow which provides access to a detached garage located adjacent to the rear boundary in the north east corner of the site. The bungalow has a reasonable sized plot commensurate with neighbouring properties, and is enclosed by fencing, with an established hedge on the front boundary. The area to the front of the bungalow has recently been laid to gravel.

3 PROPOSED DEVELOPMENT

Front and rear extensions; roof alterations (including increase in height) to facilitate first floor accommodation and side dormer. Front porch. Removal of existing garage to be replaced by detached monopitched outbuilding to be used as a garden room.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
XX/NFR/04198 18 bungalows.	19/08/1955	Granted	Decided

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 Neighbourhood Plan

Policy D1 - High Standards of Design and Architecture

Policy D2 - Design and Access Statement required

Policy D3 - Local Distinctiveness

National Planning Policy Framework 2023

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

PAR 3: Recommend PERMISSION. If the comment by Council is against the Planning Officer recommendation, the application is likely to be considered at full Planning Committee.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health Contaminated Land: no concerns

9 REPRESENTATIONS RECEIVED

None received

10 PLANNING ASSESSMENT

Principle of Development

As the site is located in the built up area the principle of the development is acceptable. However 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 Hythe & Dibden Neighbourhood Plan reinforces the importance of the local character and context of the site and that proposed design should respond to it.

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

The application site is located within a group of detached dwellings, and faces the junction with Fairview Drive. The bungalow was granted consent as part of a development for 18 dwellings, of hipped roof form and projecting subservient front gables, and there was consistency in ridge and eaves height. On this part of the estate the land levels slope up to the east, consequently the application site is at a slightly higher level to 61 Hollybank Crescent, but at a lower level to the other neighbour 65 Hollybank Crescent. There have been alterations to properties within the immediate vicinity of the application site to create first floor accommodation, these have primarily been achieved by adding dormers and changing the roof form to gables or cropped gables on the side elevations, which have either been achieved by planning consent or via permitted development. However, these other examples have maintained the original eaves and ridge height, and recessive front roof form and projecting subservient gable.

The proposed alterations to the bungalow would see an overall increase in the ridge height of the dwelling by approximately 1.1m, although the existing eaves height would be respected. An extension is proposed to the front of the building (to replace the existing timber structure) squaring off the front of the building with the introduction of a cropped gable incorporating the existing subservient front gable.

The proposed extension would result in the physical bulk of the building being brought forward and it would introduce a vertical emphasis to the building in contrast to the recessive roof forms which characterise this part of the estate. Furthermore the increase in the roof height would result in an overlarge roof that would appear bulky and out of scale with the dwelling. By reason of its position within the street, opposite the junction with Fairview Drive, the extended dwelling would be overly dominant and intrusive within the street scene and out of character within its immediate context.

The design and access statement makes reference to the materials being brick and tile to match existing with composite cladding on the front and rear gables at first floor level only and on the dormer. Typically brick and tile are the dominant materials in the vicinity of the application site, however there are no constraints to the area with regard to the use of cladding.

The introduction of a side dormer in itself is not harmful to the character of the area, taking into account the presence of other dormers. It would be proportionate to the roof slope and recessed from the ridge.

The proposed single storey flat roofed addition would appear appropriate and could easily be accommodated within the plot.

The proposed front porch would appear sympathetic in the proposed location.

The proposed detached outbuilding would replace the existing garage, albeit with a larger footprint. By reason of its siting and single storey form this part of the proposal would be acceptable.

Whilst some elements of the proposal are considered to be acceptable, this does not outweigh the identified harm that would result from the proposed change in the roof form with the introduction of a front gable and increased ridge height which would appear as an over dominant feature, adversely impacting on the street scene and be out of character with the area.

Residential amenity

To the west of the application site is a detached bungalow of similar design to the application site (61 Hollybank Crescent), which is set at a lower site level. Due to the orientation of the respective dwellings there would not be harmful loss of light or overshadowing. Two rooflights are proposed on the side elevation, but these appear to be high level and would look over the roof of the existing neighbour so would not create issues of loss of privacy or overlooking to the detriment of this neighbour's amenity. Due to the squaring off at the front of the dwelling projecting forward of this neighbour, the extension would have a some visual impact on this neighbouring property, however the new roof would be raking away and the development is not considered to be overbearing in this instance. Furthermore, it is noted that no objections have been received from this neighbour.

Taking into account its single storey form to the proposed rear extension, this is not considered to create an unacceptable level of harm to residential amenities.

To the east of the site is 65 Hollybank Crescent, which has been altered in the past to facilitate first floor accommodation served by dormers. By reason of its siting within its plot, the dwelling is angled away from the boundary with the application site and is at a slightly higher site level. By reason of the degree of separation and relationship with the application site there are no identified concerns with regard to adverse impact upon neighbour amenity in respect of loss of light or overshadowing.

The proposed side dormer would look towards the side elevation of this neighbouring property which has ground floor windows only. The windows in the proposed dormer would be serving a bathroom and ensuite respectively and so they are likely to be obscure glazed. However there are concerns that views from these windows would impinge on the privacy of the neighbouring property, but if the application had been approved this harm could have been mitigated by an appropriate condition to obscure glaze and restrict opening of the windows, which would have been appropriate as the windows serve bathrooms. The proposed rooflight by reason of its siting further forward on the building does not raise concerns.

The application site borders the rear gardens of a pair of semi-detached houses in Malwood Road. Even though there would only be 15m from the back of the extended dwelling and the rear boundary, taking into account the relationship of other properties within the immediate area it is not considered that this would lead to an unacceptable loss of privacy or overlooking to these neighbours.

The detached outbuilding would be sited adjacent to the boundary with 65 Hollybank Crescent and 3 Malwood Road. As the detached outbuilding would replace a similar single storey structure there should be no greater impact on residential amenities.

Developer Contributions

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Self Build (CIL Exemption in place)	210.7	103.5	107.2	107.2	£80/sqm	£11,709.54 *

Subtotal:	£11,709.54
Relief:	£11,709.54
Total Payable:	£0.00

11 OTHER MATTERS

None

12 CONCLUSION / PLANNING BALANCE

The proposals have been considered within the relevant local and national policy context. The proposed development would result in harmful additions to the existing bungalow that would result in an unacceptable level of harm to the street scene and character of the area which are contrary to national and local planning policy, and therefore the application is recommended for refusal.

13 RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. By reason of its increased height and design the resulting development would be an overdominant and intrusive form of development out of scale with the existing dwelling, detrimental to the street scene and harmfully out of character with the area. As such it would be contrary to Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest outside of the National Park, Policies D1 and D2 of the Hythe & Dibden Neighbourhood Development Plan and the National Planning Policy Framework 2023.

Further Information:

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New Forest

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PLANNING COMMITTEE

January 2024

63 Hollybank Crescent
Hythe

23/1152

Scale 1:750

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