

Application Number: 24/10272 Full Planning Permission
Site: 49 KINGSFIELD, RINGWOOD, BH24 1PJ
Development: Annexe to rear for ancillary use to the main dwelling
Applicant: Mr Briscombe
Agent: LRArchitecture LTD
Target Date: 23/05/2024
Case Officer: Jacky Dawe
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Ringwood Town Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact of the character and appearance of the area
- 2) Impact on the amenities of neighbouring properties

2 SITE DESCRIPTION

The application property is located within the Ringwood defined Built-up Area and is also within an area that is covered by the Ringwood Local Distinctiveness Supplementary Planning Document. Situated at the end of a narrow entrance drive which serves a group of four bungalows only (2 semi-detached pairs), the property is situated at the far end of the group. The modest rear gardens of these dwellings back onto the grounds of the cemetery, and there is a raised level in front of the rear boundary. To the front is a detached garage, and a close-boarded fence runs from the bungalow across the front lawn towards the garage.

3 PROPOSED DEVELOPMENT

Permission is sought for a detached outbuilding for ancillary accommodation.

The original plans detailed a pitched roof element which was 3.5m in height at its highest point. Amended plans have been submitted during the course of the application, which have amended the roof design and reduced its height in order to reduce the visual impact upon neighbouring properties.

The amended outbuilding would now be 2.9m in height, with the roof lanterns an additional 200mm high.

The outbuilding would be situated along the rear boundary of the plot. Its internal floorspace would be 26.55m², with the proposed accommodation comprising a kitchen/seating area, shower room and bedroom.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
78/NFDC/11972 34 dwellings and 35 garages.	08/03/1979	Granted Subject to Conditions	Decided
77/NFDC/07486 35 dwellings and garages with access, roads and drainage.	17/06/1977	Granted Subject to Conditions	Decided
76/NFDC/04739 35 houses in terraced blocks and garages with roads and drainage.	14/06/1976	Granted Subject to Conditions	Decided
74/NFDC/01403 35 houses and garages and 36 parking spaces.	23/10/1975	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 - Ringwood Local Distinctiveness

Neighbourhood Plan

Ringwood Neighbourhood Plan

Policy R7: The Ringwood Design Code

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council:

Initial response

Recommend refusal. The Committee considered this application is for a completely separate dwelling, inappropriate infill and overdevelopment of the site.

Additional response to re consultation

The observation remains Recommend refusal. The amended plans do not change the observations made previously. The application is for a completely separate dwelling, inappropriate infill and overdevelopment of the site.

7 COUNCILLOR COMMENTS

No comments received

8 **CONSULTEE COMMENTS**

No comments received

9 **REPRESENTATIONS RECEIVED**

2 letters of objection from neighbouring properties to original plans:

- height and size of building is excessive
- permanent occupancy would not be compatible and would look down into house
- intrusive and out of character
- limited access along narrow footpath adjacent to No 55, fear of noise, disruption and damage
- concerns with possible renting out

2 letters of objection from neighbouring properties to amended plans

- fence now 6' high which blocks out the light
- concerned with regards to method of soil removal and storage of skips
- path subsidence beyond rear boundary
- still do not want a permanent dwelling
- amended plans address concerns of visual impact, but still object for other reasons stated
- covenants have been disregarded

10 **PLANNING ASSESSMENT**

Principle of Development

The following documents and policies are particularly relevant to this application:

Ringwood Neighbourhood Plan

Policy R7 appropriate design – residential development proposals must demonstrate high quality design and legible layouts which where relevant have taken account of the positive aspects of local character defined within the Ringwood Design Code Appendix B, and also include amenity space of sufficient size, shape and access to sunlight for the provision of recreational benefits to the occupants.

Appendix B – Ringwood Design Code

Local character is defined here, but very little of the design code refers specifically to outbuildings. Parking and plot coverage are the main issues raised.

DC.02.2 parking - should be on site and combined with landscaping to minimise the impact, and should be porous if possible to minimise surface water run off.

DC.05.3 plot coverage - plot area ratios can inform appropriate development massing and typically less than 50%

Appendix C – Ringwood Local Distinctiveness Document – Character Area 7 Gardens - are suburban in character with rural reminders; the retention of gardens is important.

Site coverage - varied, loss of greenery would deplete the character.

Impact on the character and appearance of the area

The existing property is a modest 2-bedroom bungalow. The proposed outbuilding, which is intended to accommodate a family member, would have a single-bedroom and a small area of living accommodation.

The plot is modest in size, the rear boundary is angled and there is an existing conservatory which covers part of the rear elevation. The rear garden is approximately 14.5m in length. However, the proposed outbuilding is also modest in size and scale and would cover less than 50% of the garden area, leaving an acceptable sized amenity space for the existing property.

The proposal outbuilding would be single-storey and has been designed to appear proportionate and subordinate to the existing dwelling. It would not be prominent within the street scene or result in a harmful loss of greenspace. Therefore, it is not considered the proposed building would detract from the character and appearance of the area. Nor is it considered the proposed building would be of a size that would amount to overdevelopment of the plot.

Concerns have been expressed that the building would be occupied as a separate dwelling. However, that is not what is proposed. The application is for an annexe that would be ancillary to the main dwelling. The outbuilding has a limited floorspace and could only be accessed through the host dwelling and its rear garden, which would naturally create a dependence on the main dwelling and should preclude its occupation as an independent self-contained dwelling. To provide certainty on this point, a condition has been added to ensure its use remains directly related to the occupation of the main dwelling and their occupants.

The proposal would not result in any loss of car parking. The proposal would result in an additional bedroom. It is not considered that this would result in parking pressures that would be harmful to highway safety.

The outbuilding in the rear garden ensures a level of dependence to the host dwelling and the level of parking is retained.

Residential amenity

The proposed building would be relatively low-scale, with windows facing the host dwelling. Because of its single-storey scale, the proposed building would not result in overlooking that would harm the privacy of neighbouring properties. Furthermore, given its modest height and scale and its distance from adjacent properties, the outbuilding would also have an acceptable impact on the light, outlook and general amenities of neighbouring dwellings.

It is not considered that a small 1-bedroom annexe such as this would result in unacceptable levels of noise.

Whilst some degree of noise and general disruption is inevitable when construction works take place, these are of temporary nature and therefore cannot justify planning refusal. However, if these noises and disruptions to traffic/pedestrians amounted to a statutory nuisance, then this would be dealt with under legislation relevant to antisocial behaviour by the Council's Environmental Health Officers.

Other concerns raised

Concerns have been raised that the boundary fence would be increased in height. This application was amended during the course of the application to show a higher

fence (with trellis), but the application has since been amended again, so that the boundary fences would remain as existing.

Covenants are a civil matter and not covered by planning.

Any damage to footpaths or property not in the ownership of the applicant would also be a civil matter.

Developer Contributions

As part of the development, subject to any relief being granted the following amount of 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
Dwelling houses	26.1		26.1	26.1	£80/sqm	£3,059.72 *

Subtotal:	£3,059.72
Relief:	£0.00
Total Payable:	£3,059.72

11 OTHER MATTERS

None

12 CONCLUSION / 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 interested 3rd parties. The proposal is considered to be an appropriate ancillary outbuilding / annexe. It would have an acceptable impact on the character and appearance of the area and would not adversely affect the amenities of neighbouring dwellings or highway safety. As such, the recommendation is to grant planning permission.

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:

Amended plans received 6th June & 2nd August 2024

- P001 = BLOCK PLAN (received 6th June 2024)
- P002 = SITE LOCATION PLAN (received 6th June 2024)
- P003 = EXISTING SITE PLAN AND 3D VIEW (received 6th June 2024)
- P004 = PROPOSED SITE PLAN AND 3D VIEW (received 2nd August 2024)
- P005 = EXISTING ELEVATIONS, FLOOR PLANS AND 3D VIEW (received 6th June 2024)
- P006 = PROPOSED ELEVATIONS, FLOOR PLANS AND 3D VIEW (received 2nd August 2024)
- P007 = PROPOSED ROOF PLAN (received 2nd August 2024)
- P008 = PROPOSED SIDE ELEVATIONS INCLUDING FENCE (received 2nd August 2024)
- P009 = PROPOSED SECTION (received 2nd August 2024)

Reason: To ensure satisfactory provision of the development.

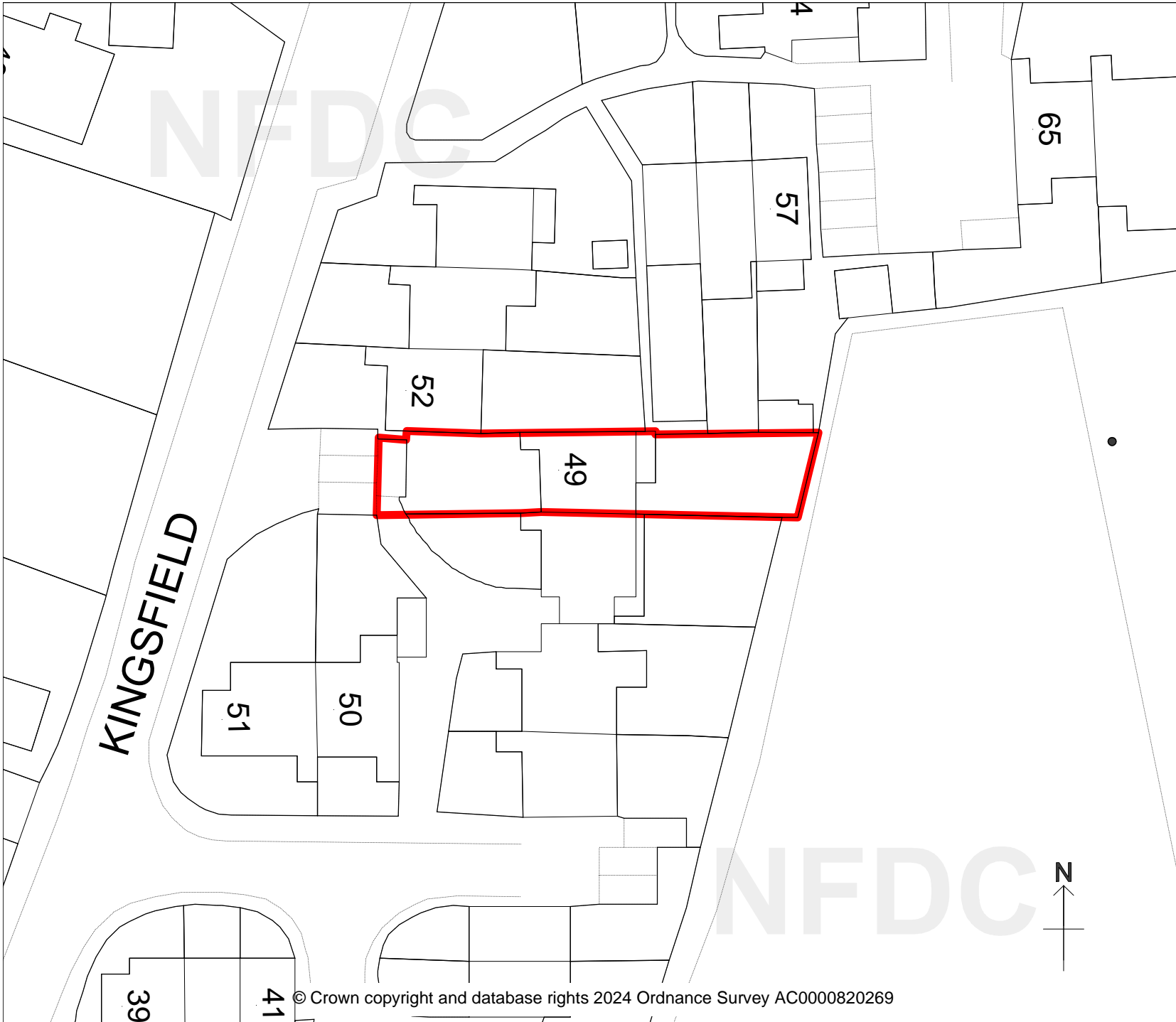
3. The building hereby approved shall only be used for purposes ancillary to the residential occupation of 49 Kingsfield, and at no time shall the building be used as commercial overnight holiday accommodation, a short term residential let or other self-contained residential accommodation.

Reason: In the interests of certainty regarding the intended uses, to safeguard the amenities of the area and neighbouring properties, and to protect New Forest and Solent habitats and in accordance with ENV1 & ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

August 2024

49 Kingsfield
Ringwood

24/10272



Scale 1:500

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