

Application Number: 24/10526 Full Planning Permission
Site: 20 NORTHFIELD ROAD, RINGWOOD BH24 1LU
Development: Rear extension and creation of first floor; front dormer, rooflights & fenestration alterations; new porch; render walls
Applicant: Mr Nicklen
Agent: Twenty Residential Design Ltd
Target Date: 05/08/2024
Case Officer: Kate Cattermole
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Contrary view to Cllr John Haywood, District Councillor

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

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

2 SITE DESCRIPTION

The application site is located in an established residential road, in the built up area of Ringwood. The application site sits within a row of detached hipped roof bungalows, but the wider character of the road is more varied, as identified in the Ringwood Local Distinctiveness Supplementary Planning Document (SPD).

The existing dwelling is a detached hipped roof bungalow, with a hipped roof element projecting forward off part of the front elevation and a small flat roofed upvc porch adjacent. A modest conservatory with mono pitched roof is located to the rear of the dwelling. A detached garage sits to the rear of the dwelling adjacent to the common boundary with 22 Northfield Road, and there is a carport to the side of the dwelling in front of the garage. The dwelling is brick with tiled roof, and sits in a reasonable sized plot enclosed by fencing and hedging.

3 PROPOSED DEVELOPMENT

Rear extension and creation of first floor, front dormer, rooflights and fenestration alterations, new porch, render finish to walls

4 PLANNING HISTORY

| Proposal | Decision Date | Decision Description | Status | Appeal Description |
|------------------------|---------------|-------------------------------|---------|--------------------|
| XX/RFR/05387 Bungalow. | 13/02/1959 | 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

P(1) Recommend permission, but would accept the Planning Officer's decision.

Comment on amended Plans:

Ringwood Town Council,

The Committee agreed to make no comment on this application.

7 COUNCILLOR COMMENTS

Cllr John Haywood:

This application raises interesting questions of overlooking and shadowing of plots on a corner. Several residents have raised objections. In particular the property at number 33 Highfield Drive seems to be particularly affected by the shadowing and overlooking issues with this development (and the resident has contacted me).

Similar configurations of buildings and plots occur in many places in this ward and I am concerned that a precedent may be set.

While the applicant has slightly modified plans in response to consultation feedback, I understand that this has little impact on the issues raised at 33 Highfield Drive.

I think that it would be useful for this application to be considered by the committee so that the development rights of residents are carefully balanced with the rights to amenity of neighbours, therefore I object as ward councillor as a means of

potentially achieving a committee decision.

8 **CONSULTEE COMMENTS**

Comments have been received from the following consultees:

Environmental Health (Pollution)

No Objection

This comment refers to the original set of plans, however the flues were removed from the amended plans.

9 **REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

For: 0

Against: 3

Objections on original set of plans:

- loss of privacy to 22 Northfield Road from proposed velux windows
- log burner would have detrimental effect on air quality
- concerns about extension exacerbating existing issue with drainage system
- reference to 2013 refusal relating to 24 Northfield Road
- proposal would change dwelling into a chalet bungalow, resulting in the loss of another bungalow to the area
- increase in height out of keeping with adjacent properties
- rear extension would significantly increase the bulk of the property and would result in a reduction of light and air to east side of 18 Northfield Road
- concerns in respect of flue leading to fumes and odours adversely affect the occupants of 18 Northfield Road and posing serious health hazard
- increase in bulk and roof line would result in an overdominant and overbearing structure which would overshadow and result in loss of light to 33 Highfield Drive, and contravenes the 45 degree ruling from study window
- the increase in the roofline and size of the rear extension would conflict with surrounding properties and contravenes local planning policies
- concerns with log burning flue impacting upon occupants of 33 Highfield Drive
- overlooking of garden of 33 Highfield Drive from large gable end window
- annotated photographs provided by owner of 33 Highfield Drive to demonstrate their concerns and rebuttal to response from agent

Representations received on amended plans submitted 15 August 2024:

- any increase in roof height would result in the extended property being out of keeping with all the other bungalows on this part of the road/
- concerns with overlooking from ground floor window , which would be opposite back door of 18 Northfield Road
- amendments not alleviated main objections of 33 Highfield Drive and would still result in overshadowing and overlooking, and gable end out of character and overdominating

Agent response to initial objections received from 18 and 22 Northfield Road, and 33 Highfield Drive, received 5 July 2024 :

- Bottom of the velux windows between 1.7, -1.8m so no impact on the privacy of no 22
- log burner flue heights will comply with current building regulations
- New rainwater goods will need to be sized appropriately to take the water from the proposed roof to comply with current building regulations

- Acknowledge increase in ridge height, alternative would be a flat roof along the middle of the roof to respect the existing ridge height but would limit internal head height
- due to orientation proposed extension would only impact upon the early morning sun during the summer months, maintaining the current pitch will minimise impact
- acknowledged error on drawings in respect of doorway
- Due to orientation limited overshadowing of 33 Highfield Drive
- Angle of photos misleading
- 45 degree line usually applied to properties side by side, due to degree of separation should not result in loss of privacy, overshadowing and overbearing impacts
- examples of similar properties in area, notably 19 Highfield Avenue
- proposal does not conflict with local planning policies and quotes from Ringwood Local Distinctiveness Supplementary Planning Document (SPD)
- rear bedroom window at greater than 90 degrees angle to rear wall of 33 Highfield Drive, and as bedroom window would have limited use

10 PLANNING ASSESSMENT

In response to the comments received on the original proposal, amendments were made to the proposed plans as follows:

- removal of log burners in response to neighbours concerns about air quality
- rear wall of extension has been moved back
- reduction in size of first floor rear window

These amendments were duly advertised

10.1 Principle of Development

As the site is located in the built-up area the principle of the development is acceptable, subject to the consideration of other relevant considerations as set out below

10.2 Street scene and character of the area

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, and the character and identity of the locality.

The existing dwelling is located within a row of 12 detached residential properties located on the southern side of Northfield Road between the junctions of Gravel Lane to the west and Highfield Drive to the east. This group of dwellings are all hipped roof bungalows, though there are examples of roof conversions with the introduction of roof lights and dormers within this group and some variety in roof forms with ridge lines either running back into the plot or parallel with the road. On the opposite side of the road there is a more varied street scene, with chalet style dwellings and a two storey house. The Ringwood Local Distinctiveness SPD identifies that Northfield Road has a broad sense of variety, and the building format is typically hipped roof bungalows or mixture of two storey houses (pg 138). The Ringwood Local Distinctiveness SPD further states:

The earlier roads such as Northfield Road and Broadshard Lane are developed as mostly two storey houses, often of some size, a well to do suburban idyll in the making. Some few individual houses dotted elsewhere are interspersed with larger groups of bungalows often built with roof accommodation, some converted later.

Variety can often mean a 'hotch potch' with little to define character. Here, variety does not undermine the sense of place for three broad reasons:

a) There is an openness that often reaches as far as the forest ridge to the east, but each street has sheltered homeliness created by gardens, hedges, trees and uncrowded buildings – rooftops punctuating the skyline are varied and interspersed with various trees.

b) There is a restrained ratio of the taller (two storey) dwellings within each discrete neighbourhood that does not dominate the skyline but rather punctuates it. Gaps between dwellings and the front and back gardens allow a predominance of greenery and a variety of trees to punctuate the skyline.

c) Many of the bungalows are designed as chalet bungalows and those that are converted mostly have sensitively designed dormers that do not dominate roofscapes so as to ruin the integrity of the building

The Ringwood Neighbourhood Plan states that *'Extensions must be appropriate to the scale, massing and design of the main building and its adjacent buildings, and should complement the streetscape.'*

The proposed development would retain the hipped roof form of the front elevation and subservient hipped roof element and would also respect the existing eaves height, maintaining consistency with the immediate adjacent dwellings. The proposed front dormer would be appropriate in scale and design to the enlarged dwelling, and dormers are a feature of the wider street scene. The proposed front porch would be of a sympathetic design, reflecting the hipped roof form of the host dwelling and by reason of its scale and siting would not be intrusive within the street scene. The ridge height would be increased by 0.7m but the ridge would start further back, as the front roof pitch would be respected. Even though the extended dwelling would be higher than the immediate neighbouring properties, by respecting the prevailing hipped roof form of this group of properties it is not considered that this would be intrusive or harmful within the street scene. The proposed rear gable would not compromise the street scene.

The proposal would include an extension to the rear of the dwelling with first floor over, which would be set back from the rear wall of the existing garage. The plot is a reasonable size which could accommodate the increased footprint. The scale and mass of the roof would be increasing with a gable on the rear elevation, but this is not an untypical form of extension in a residential setting to form a chalet bungalow. The extended ridge line would be projecting back into the plot, and there are examples of similar development in the immediate area in both Northfield Road and Highfield Drive. The change in materials from brick to render would not be harmful as there are examples of this finish to other dwellings in the immediate area.

Reference has been made in the objections to a previous refusal for an extension to 24 Northfield Road. This was an application dating back to 2013:

13/10054 Roof alterations in association with new first floor to include front & rear dormers; rooflights; two- storey side and front extension. This development was not comparable to the current proposal as the dwelling was in a more prominent location being at the junction of Northfield Road with Highfield Drive, and in conjunction with raising the roof height would have increased the width of the dwelling and changed the roof form introducing cropped gables to the side elevations. As such the application was refused for the following reason:

By reason of the increase in the bulk of the proposed dwelling combined with the increase in height, and change in roof form would result in an overdominant building occupying a prominent position within the road, which would upset the rhythm and strong character of this stretch of bungalows in Northfield Road, resulting in development that would adversely impact upon the street scene and be inappropriate to the character of the immediate area of the application site. As

such the proposal would be contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

This refusal was upheld as a subsequent appeal was dismissed ref: APP/B1740/D/13/2200143 17 Sept 2013. The Inspectors reasons for upholding the refusal was:

The proposal would involve increasing the height of the roof by about a metre and changing its low profile form to one larger roof with cropped gables to the side elevations by reason of the front extension. This would result in a development significantly different in appearance to the modest existing bungalow and to the rest of the bungalows in this stretch on the south side of the road. The visual impact of the proposed development would be further increased by the side extension, which would create a much wider roof and contribute towards the dominance of the proposed building in the streetscene on this prominent corner.

The side extension would bring the building to within a metre of the side boundary along Highfield Drive. This would be at odds with most of the corner plots in the immediate area where detached bungalows are set well in from both the frontage road and side road – as at this property and the corners of Highfield Drive with Highfield Avenue just to the south. The exception to this is the opposite corner – 38 Highfield Drive – where a detached garage joined to the house has been built parallel to Highfield Drive hard up to the back edge of the pavement. This development, albeit only single-storey, does not maintain the open suburban character of the area and should not be seen as any form of acceptable precedent.

The current proposal albeit increasing the overall ridge height, would respect the character and appearance of the area as it would retain a recessive front roof slope and side elevations, and the refused development at 24 Northfield Drive does not form a material consideration in relation to the proposal now being considered.

To conclude the extended dwelling would retain the hipped roof form to the front of the dwelling, and would respect the existing eaves height. Dormers are a feature on other properties and the front dormer would be appropriate in scale and design to the extended dwelling. Furthermore, the proposed porch would be a sympathetic addition. Even though the height of the dwelling is increasing in height, it would not dominate the skyline and would contribute to the varied character of Northfield Road as identified in the Ringwood Local Distinctiveness SPD. As such the proposed extensions would contribute positively to local distinctiveness, and the character and identity of the locality and would comply with the Local Plan Policy ENV3, and Policy R7 of the Ringwood Neighbourhood Plan.

10.3 Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

The proposed extension to the dwelling would be to the back of the property, and therefore the separation with the neighbouring properties, 18 and 22 Northfield Road, would be respected and coupled with the retention of the existing eaves height with the roof pitching away the proposed extension would not result in an overly dominant form of development. It is noted that 22 Northfield Road has a more modest rear garden compared to the application site and 18 Northfield Road, however the extension would be to the other side of the existing garage and due to the degree of separation would not be overly dominant to the detriment of their amenities.

Three rooflights are proposed on the east elevation looking towards the rear garden of 22 Northfield Road. The plans show that these rooflights would have a cill height of 1.8m from the floor level of the rooms they would be serving, which would be an ensuite and additional windows serving the first floor bedroom respectively. Due to the position of the windows on the roofslope, any internal views achieved through these would be directed skyward so would not create issues of overlooking to no 22.

The General Permitted Development Order allows for openings in windows that are above 1.7m from the floor level of the room they are serving, which acts as a rule of thumb as to what is acceptable with regards to mitigating harm from overlooking. As these rooflights would exceed that height, there would not be an adverse level of loss of privacy to this neighbour (22 Northfield Road) amenities, and the position of the windows within the roofslope can be secured by condition in perpetuity. This property is to the east of the application site, but due to the degree of separation between the properties there are no identified concerns with regard to loss of light or overshadowing.

Concerns have been raised about the installation of a ground floor door and new ground floor window in the west elevation from the occupants of 18 Highfield Drive. Any openings at ground floor level in the existing bungalow could be installed as permitted development. The proposed window would extend into the rear extension, however as this is a ground floor window facing a boundary fence with trellis on top it is not considered that this would result in an unacceptable level of overlooking that would create an unacceptable level of harm to the amenities of the neighbouring property, 18 Northfield Road.

Along the eastern boundary of the application site, behind 22 Northfield Drive is 33 Highfield Drive, which is a detached bungalow with modest rear garden which backs onto part of the side boundary of the application site, which is demarcated by a close boarded fence. The existing bungalow and garage on the application site, by virtue of their siting are to the north west of this neighbouring property, and the angled distance between the back of 33 Highfield Drive and the extended dwelling would be approximately 13m. In respect of overlooking from the first floor rear window, this would only achieve oblique views over this neighbouring property, however the amended plan has reduced the level of glazing at first floor level and the roof would project beyond the back wall thereby providing further screening which should mitigate any perception of overlooking. Furthermore, the plans show this first floor rear window as serving a bedroom, therefore the relative infrequency that an occupant may spend at a bedroom window would be different perhaps to other habitable spaces in the house.

33 Highfield Drive is to the south east of the dwelling on the application site, and even though the roof extension would be visible from this neighbour, taking into account the degree of separation between the respective dwellings and their siting within their plots and orientation, it is not considered that the proposed extension would result in an unacceptable level of harm to the amenities of this neighbouring property, in respect of loss of light or overshadowing.

No representations have been received from 31 Highfield Drive whose rear garden is to the back of the application site. Notwithstanding this, there would be a distance of approximately 18m from the first floor window to the common boundary, and taking into account the reduction in the level of glazing at first floor level, it is not considered that this would result in an unacceptable level of harm with regard to overlooking or loss of privacy to this neighbour.

In conclusion the proposed development would not result in an unacceptable level of harm to the residential amenities of neighbouring properties, and therefore accords with Policy ENV3.

11 OTHER MATTERS

None

12 CONCLUSION / PLANNING BALANCE

The proposed development would comply with Policy ENV3 of the Local Plan Part 1 as the proposed extension would not detract from the overall form of the existing dwelling and with the use of conditions would not adversely impact upon the amenities of neighbouring properties. Furthermore, the proposed development would accord with the Ringwood Neighbourhood Plan and the guidance given in the Ringwood Local Distinctiveness Supplementary Planning Guide.

To conclude, the proposed development would result in an acceptable form of development that would be in accordance with national and local planning policy, and therefore the application is recommended for approval.

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:

- 20NR-010 REV B Existing and proposed elevations as deposited with the Local Planning Authority on 19 August 2024
- 20NR-001 REV B Existing and proposed plans as deposited with the Local Planning Authority on 15 August 2024
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Reason: To ensure satisfactory provision of the development.

3. The first floor rooflights on the east elevation of the approved extension shall be:

- (i) non-opening at all times unless the parts that can be opened are more than 1.8m above the floor,

and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties 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:

Kate Cattermole

Telephone: 023 8028 5446



New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

Mark Wyatt
Service Manager Development
Management New Forest District
Council Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

October 2024

20 Northfield Road
Ringwood

24/10526

Scale 1:500

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