

Application Number: 23/11331 Full Planning Permission
Site: SPRAGGS COTTAGE, POOKS GREEN, MARCHWOOD
SO40 4WQ
Development: Two-storey and single-storey extensions
Applicant: Charbel Properties Ltd
Agent: ACM Architects Ltd
Target Date: 27/02/2024
Case Officer: Julie Parry
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Contrary to Parish Council view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the local character
- 2) Scale and design
- 3) Parking
- 4) Residential amenity
- 5) Trees
- 6) Ecology

2 SITE DESCRIPTION

The application site is located within the built-up area of Marchwood. Pooks Green is a fairly narrow road with no pavements, and with the site being adjacent to an ancient woodland there is a semi-rural character. There is a mixture of styles and sizes of residential properties in the immediate area, with no distinctive pattern of development. Spraggs Cottage is a semi-detached dwelling which does not appear to have been extended previously. The pair of properties are positioned closer to the road than the immediate neighbour to the east, Brynton. The adjoining neighbour, April Cottage, has been extended with a two-storey side and single-storey rear extension following planning permission being allowed on appeal in 2007. Recently, planning permission was granted for a single-storey rear extension to April Cottage, which has not been constructed, along with a detached outbuilding at the far end of the rear garden which has now been erected.

Adjacent to the site to the west is an electricity sub-station within a woodland, with an ancient woodland being set back and bordering the rear garden of Spraggs Cottage. The garden around Spraggs Cottage contains a number of small trees and shrubs and is fairly overgrown. A low gate allows for vehicle access to the site, and there is hard surface laid to the side for parking.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for a two-storey side and rear extension, along with a further single-storey addition to the rear.

4 PLANNING HISTORY

None

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy CCC2: Safe and sustainable travel

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Marchwood Parish Council: Object - recommend refusal

The development if approved would be detrimental to neighbour amenity as the site would be overdeveloped in terms of its layout and density. It was further considered that the development would be intrusive to the neighbouring residents due to the lack of space between each development, which would prevent the residents of April Cottage from gaining access to carry out maintenance tasks due to the overhanging and closeness of the proposed development. The design and appearance of the development is not in keeping with the street scene.

The revised plans do not address the issues raised. The proposed development is over developed and out of keeping with the street scene. The development remains too close to the neighbouring property and is also not sympathetic to the original building. The encroachment with the neighbouring property remains a real concern.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

NFDC Tree Team:

No objection subject to conditions in respect of the development being carried out in accordance with the Arboricultural report and a pre-commencement meeting being

arranged to ensure tree protection is satisfactory.

Ecologist:

No objection subject to a condition in respect of internal and external lighting schedule being provided and approved prior to habitation of the development.

9 REPRESENTATIONS RECEIVED

2 letters of objection received:

One letter of objection was received from the neighbour at Arona along with letters of objection received from the neighbour at April Cottage in respect of the following:-

- Overdevelopment of the site
- Bulky and would unbalance symmetry with neighbouring property
- Overbearing impact on outlook
- Out of keeping with the character with local area
- Too close to boundary line
- Overshadowing
- Loss of privacy
- Adverse impact during construction including noise and dust
- Impact on adjacent ancient woodland
- Impact on parking and access
- Loss of view
- Impact on drainage in respect of the drainage ditch within the woodland.

10 PLANNING ASSESSMENT

Amended plans were accepted on the 19th August 2024 to reduce the width of the proposed extension to the side and to make alterations to the roof form. Further consultations were carried out in respect of these amendments. Plans to clearly show the position of the party wall were provided and the neighbour was advised of this correction.

Principle of Development

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

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

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 proposed two-storey side extension would be set back from the front of the property and have a lower roof height than the main ridge. The development would then continue with a staggered two-storey addition beyond the rear of the property. The resulting development would appear subservient to the main dwelling and sympathetic in terms of design. The proposed single-storey rear extension would have a flat-roofed design and being to the rear would not be visible on the street scene. The resulting built form would be similar in scale to the extensions to the neighbouring property and therefore would introduce a level of symmetry when viewed from the front.

The materials to be used would be rendered walls and slate roof tiles to match the existing, along with timber cladding to the single-storey element to the rear. These materials are considered acceptable, and a condition would be applied to any approval in respect of the matching render and roof tiles to ensure an acceptable appearance of the resulting property.

A neighbour has raised concern regarding the potential for flooding of the drainage ditch, within the adjacent woodland, which could result from the proposed development. This drainage ditch is outside of the application site. The proposed development would increase the potential for more surface water drainage on the site given the increased size of the property however the proposal would need to comply with the requirements of Building Regulations in terms of soakaways and as such drainage on the site would not compromise the adjacent land in terms of flooding.

The scheme would certainly entail a significant enlargement of the dwelling, but the house would then provide a similar level of accommodation to its neighbour and other properties in Pooks Green. Given the size of the plot and that a substantial garden would remain, the proposal would not be considered as overdevelopment of the site. Overall, the development would have an acceptable appearance on the street scene and would not detract from the local character, thus complying with the aforementioned policy.

Landscape impact and trees

Policy ENV4 seeks to retain and / or enhance landscape features to successfully integrate new development into the local landscape.

There are no protected trees on the site or trees that are considered worthy of protection. There are no trees within the site that are considered a constraint to development.

The woodland to the rear of the substation and adjacent to the western boundary of the rear garden of this plot is designated ancient woodland. National Planning policy states that a minimum buffer zone of 15 metres for new development should be applied for designated ancient woodland. To support this application, the Arbor-Eco Consultancy Arboricultural Impact Assessment ref:MB240502-01 dated August 2024 has been submitted. This document identifies the importance of the woodland and has identified and plotted the individual trees that could be potentially impacted by this proposal. The extension, on the submitted plans, does encroach the root protection area of Oak tree T4 (as identified in the above referenced Arboricultural Impact Assessment). However, there are a number of garden features including an existing concrete slab which will reduce the likelihood of significant roots being impacted. There has also been a consideration of what could be achieved in terms of single storey additions to the property under permitted development which would not be restricted by conditions to protect the adjacent trees. The overall impact of the proposal on the woodland is considered acceptable as the site is not significantly changing its current use or occupancy (i.e. no additional dwellings are proposed). Therefore overall it is concluded that the tree protection measures set out in the submitted tree report are sufficient to protect the adjacent woodland.

The Council's Tree Officer has requested conditions in respect of a site meeting prior to work commencing to establish the position of the tree protection, along with a condition requiring the work to be carried out in accordance with the submitted Arboricultural report. With the conditions proposed, the trees in the ancient woodland will be protected and would comply with the requisite policy.

Highway safety, access and parking

Policy ENV3 and Policy CCC2 requires the integration of sufficient car parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street.

The property has an access from the road which enables vehicles to be parked off the highway. On-site parking provision has been shown on the plans for 2 vehicles. The Highway standards adopted by the Council provides guidance and recommends that parking is made available on site for three vehicles for properties with four bedrooms. Whilst the road to the front is relatively narrow it does not contain any formal parking restrictions,. The front boundary and gates are set back from the road with a verge between and therefore it would be possible to also park informally alongside the road without causing an obstruction. Therefore, the resulting parking provision is considered sufficient, and there would not be any highway safety concerns, as such the proposal would duly satisfy local policies.

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 adjoining neighbouring property, April Cottage, has been extended to the side and rear with two-storey and single-storey additions. This neighbour has objected to the proposed development in respect of the scale and position of the proposed rear extensions and how this would impact on their amenity in terms of loss of light, outlook and view, along with the close proximity of built form, with the resulting difficulty in maintaining their property. On the rear elevation of April Cottage, there is a bedroom window which is in close proximity to the proposed two-storey addition. The proposed two-storey extension closest to this window would extend beyond the rear of the neighbour's property by 1.3 metres and would be finished with a hipped roof design. As a result of this limited projection along with the degree of separation to the two-storey element serving the master bedroom, the impact on the neighbour's outlook would not be so significant as to be unacceptable. The right to a view is not a material planning consideration. The rear of the properties face almost directly north, and therefore the proposed additions would not cause an unacceptable loss of direct sunlight. The proposed first floor window on the rear elevation would serve a bathroom and the Juliette window would serve the master bedroom. These windows would primarily have views into the rear garden of the application site with only angled views of the rear of the neighbour's garden at some distance. This is considered to be a normal back garden relationship, and therefore the overall impact on the neighbour's privacy would not be so significant as to be unacceptable.

The neighbouring property has received planning permission for a single storey rear extension however this has not been implemented. The proposed single storey rear extension would extend beyond the existing rear wall of the neighbouring property which contains glazed patio doors. The proposed extension would have be finished with a relatively low flat roof and be separated by a high boundary fence, therefore the impact on this neighbour's outlook is considered acceptable. Furthermore given the orientation of the properties and that this rear elevation faces almost directly north there would not be a loss of direct sunlight.

There are two rooflights proposed. The proposed rooflight on the side roofslope would face the woodland and serve an ensuite; the one on the rear roofslope would serve a staircase on the first floor. Therefore, both rooflights would be high level and

would not cause any loss of privacy.

The proposed rear extension would be built up close to the shared boundary, but the agent has confirmed that there would be no eaves or guttering overhanging the shared boundary. There will be the requirement of a party wall agreement, but this is a civil procedure outside of the planning process. Both the neighbour and the Parish Council have raised concern regarding future maintenance of the property in respect of the close proximity of the proposed extension. However, this is not a planning requirement.

The neighbour has raised an objection to the noise and dust that will be caused during construction. Given that this is a householder application for extensions to an existing property, the level of impact in terms of noise and dust would not be of a scale that would justify a restrictive condition on hours of work. In any event, this is also covered by Environmental Health legislation.

In terms of neighbour amenity, the proposal would not cause an unacceptable loss of light, outlook or level of overlooking of April Cottage and, as such, would comply with the local policy.

Ecology

Policy DM2 of the Local Plan Part 2 is aimed at protecting protected species.

Given the age of the property and the close proximity to large trees, a preliminary bat roost assessment was requested. The report received was considered by the Council's Ecologist, who has advised the building offers negligible potential for roosting bats and has duly raised no objection.

In terms of the potential impact on the ancient woodland, the Council's Ecologist has referred to the bat report which suggested a condition for a lighting plan to be submitted to show any internal and external lighting proposed, so as to reduce overspill on potential foraging and commuting habitat along the edge of the woodland. It would not be appropriate to restrict internal lighting given that this would not be controlled under planning, but a condition is recommended in respect of external lighting, requesting that a plan be submitted and approved prior to the development being occupied to ensure ecological impacts are reasonably minimised.

11 OTHER MATTERS

No other matters

12 CONCLUSION / PLANNING BALANCE

The proposed development (with the use of conditions) would comply with Policy ENV3 of the Local Plan Part 1, and would not adversely impact upon the amenities of neighbouring properties. Furthermore, the proposed development would conserve the character and appearance of the area. Other issues in respect of trees, parking and ecology have all been considered and the proposed development would not create adverse issues in respect of these matters. The proposal would thereby comply with policies ENV3, ENV4 of the Local Plan Part 1 and DM2 of the Local Plan Part 2. 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:

2322-01-01A Proposed block plan and location plan received 10th September 2024

2322-01-04 Existing floor plans received 28th December 2023

2322-01-05 Existing elevation plans received 28th December 2023

2322-02-07C Proposed floor plans received 16th September 2024

2322-02-08D Proposed elevation plan received 16th September 2024

2322-02-09 Proposed roof plan received 10th September 2024

2322-02-20 Proposed tree plan received 22nd August 2024

Arboricultural Impact Assessment Report Number: MB240502-01 received 11th September 2024

Reason: To ensure satisfactory provision of the development.

3. The external render and roof tiles shall match those used on the existing building unless otherwise agreed in writing by the Local Planning Authority.

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.

4. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Arbor-Eco Consultancy Arboricultural Impact Assessment Ref: MB240502-01, dated August 2024, and Tree Protection Plan MB240502-01-02 Rev A.

Reason: To ensure the retention of existing trees and natural features and avoidance of damage during the construction phase in accordance with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. Prior to the commencement of any works (including site clearance, demolition and construction works), 3 working days notice shall be given to the Local Planning Authority to attend a pre-commencement site meeting to inspect all tree protection measures as detailed in the Arbor-Eco Consultancy Arboricultural Impact Assessment Ref: MB240502-01, dated August 2024, and Tree Protection Plan MB240502-01-02 Rev A.

Reason: To ensure the retention of existing trees and natural features and avoidance of damage during the construction phase in accordance with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

6. Prior to first occupation of the development hereby approved, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall either confirm that no external lighting is proposed or it shall demonstrate that any external lighting associated with the approved development does not overspill onto the potential bat foraging and commuting habitat along the edge of the adjacent woodland. The lighting plan shall be written in conjunction with the BCT Guidance Note 08/23, (which identifies that low level bollard lighting and or lighting that faces the ground is preferred). Any approved lighting details shall be provided and maintained in full accordance with the approved plan.

Reason: To safeguard the natural habitat within the adjacent woodland in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

Further Information:

Julie Parry

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New Forest

DISTRICT COUNCIL

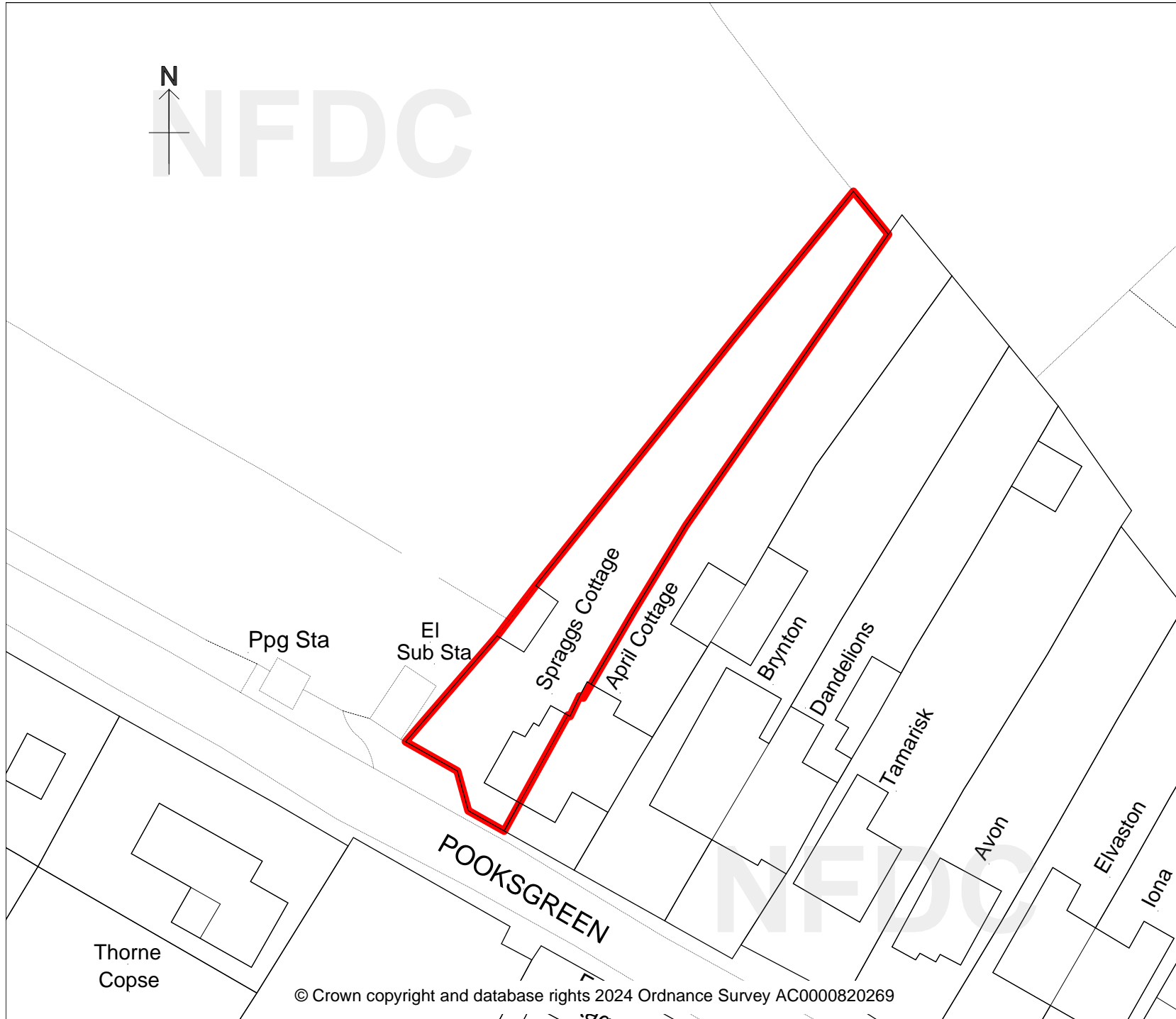
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PLANNING COMMITTEE

October 2024

Spraggs Cottage
Pooks Green
Marchwood
23/11331



Thorne
Copse

Scale 1:500

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