

Application Number: 24/11060 Full Planning Permission
Site: AVONMEAD, 16 SALISBURY ROAD, RINGWOOD
BH24 1AS
Development: External alterations and addition of porch roof associated with conversion of existing garden room into garden annex
Applicant: Hutchings
Agent: Asplan Associates Ltd
Target Date: 30/01/2025
Case Officer: Jacky Dawe
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Town Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The principle of development
- 2) The proposed use
- 3) Design, site layout and impact on local character and appearance of area
- 4) Residential amenity

2 SITE DESCRIPTION

The site 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.

It is a semi-detached residential property which is set back from the A338 within a small run of large, detached houses of varied style and materials. The site is enclosed to the front by an established hedge, with a small area of lawn. The property is tile hung to the front and in a raised position relative to the road. A tarmac drive to one side, leads onto area of gravel where there is a detached garage to the rear. The rear lawn is fenced to separate the amenity space from the drive and garage.

3 PROPOSED DEVELOPMENT

Permission is sought for alterations to the existing garage to enable its use as ancillary living accommodation, including the creation of a first floor.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
11/96794 Detached garage (Retrospective Application)	09/05/2011	Granted Subject to Conditions	Decided

10/96194 Detached garage	19/11/2010	Granted Subject to Conditions	Decided
75/NFDC/03557 Conversion into 2 flats.	17/10/1975	Granted Subject to Conditions	Decided
XX/RFR/13711 Alterations and additions to form 2 self-contained flats.	21/10/1970	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 R1: A Spatial Plan for Ringwood

Policy R7: The Ringwood Design Code

Policy R10: Zero carbon buildings.

National Planning Policy Framework 2024

National Planning Policy Guidance

Plan Policy Designations

Neighbourhood Plan - Ringwood

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council

R(4) Recommend refusal. The Committee considered the description of the proposal inaccurate and questioned whether the annex remains incidental to the main property, as required by previous conditions on the granting of permission for the garage. This proposal would result in a new and separate dwelling. Members noted that the Planning Officer had not made reference to Ringwood Neighbourhood Plan Policy R10 Zero carbon buildings in their preliminary briefing document and the applicant had not submitted the required energy performance statement. It is therefore contrary to policy.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

No comments received

10 PLANNING ASSESSMENT

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

Proposed use:

The current application is for alterations to an existing garage to create an annexe that would be used as ancillary accommodation to the main dwelling. The applicant has provided information that the intention is to provide occasional overnight accommodation for family members.

It is noted that the original permission for the garage had a planning condition that restricted its use to purposes incidental, this was due to the previous use of the main property as a bed and breakfast. The property is now under new ownership.

The Town Council has expressed concerns that the building could be occupied as a separate dwelling. However, that is not what is proposed. The proposal is intended for use as an annexe ancillary to the main house. To use the building as a dwelling would result in a material change in the use of the building and such a change of use would require an express planning permission. On this basis the proposed use is acceptable in planning terms.

Building sustainability:

Ringwood Town Council has also referred to Policy R10: 'Zero Carbon Buildings' of the Ringwood Neighbourhood Plan. This policy is comprised of five parts. The policy states (in summary) that:

- a) All development should be zero carbon ready by design to minimise the amount of energy needed to heat and cool buildings through land form, layout, building orientation, massing and landscaping.
- b) Where feasible development should be certified Passivhaus or equivalent standards should be applied. It is noted that Paragraph 5.62 of the supporting text to the policy gives an exemption for householder applications to this criterion
- c) Requires Certification of the Passivhaus standard but only if b) applies
- d) Is applicable for Major applications – of which the proposal is not
- e) Requires the submission of a Climate Change Statement however, this excludes householder applications; such as the proposal.

This policy seeks to ensure that sustainable measures are incorporated within the design process. This is supported by the provisions of ENV3(v) which require the considering of sustainable resilience measures as part of all development. Broadly speaking, it is considered that the re-use of existing buildings represents an efficient use of resources, minimising the associated sustainability impacts of development. With regard to section 5.61 of the Ringwood Neighbourhood Plan, 'zero carbon ready' by design means making spatial decisions on layout and orientation of buildings to maximise passive design benefits. The current planning application relates to minor amendments to an existing garage building to create ancillary accommodation, limiting opportunity for substantial amendments to the layout or design which are restricted by the constraints of the site. In this case the Applicant has submitted a statement to address the requirements of Policy R10 (a)

referring to the above factors which limit the impact of the development and also confirm that the building will be as sustainable as possible. The latest Building Regulations require the building to have the highest standards of insulation to retain warmth within the building and the use of blinds will assist in cooling of building. The building will not be in constant use, therefore energy supply will be minima and there will be no central heating system fitted.

With regard to section 5.62 of the Ringwood Neighbourhood Plan, it is not considered that clause b) of Policy R10 would trigger in relation to householder development and in turn criterion c) does not need to be satisfied. Part d) of the policy is only applicable to major development and clause e) specifically excludes householder development.

Therefore it is concluded that the requirements of Policy R10 have been complied with.

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 site is located in Character Area 3 - Gravel Lane - of the Ringwood Local Distinctiveness SPD. The property is featured here as being part of an important building group and street frontage and also as having important open greenspace.

The existing garage that is subject of this application is situated to the rear of a generous plot and is not easily read from the front or rear due to existing trees and built form.

The proposal utilises an existing garage building. The introduction of first floor accommodation does not involve raising the original roof height and the form of the garage would remain, with the addition of front facing rooflights and a front porch feature the main additions. The proposal incorporates the use of materials to match the existing.

The original form of the existing garage remains, and it has been designed to appear proportionate and subordinate to the existing dwelling. It would not appear prominent within the street scene and would not detract from the character and appearance of the area. The proposals therefore accord with the requirements of Policy ENV3.

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 existing trees which form a screen to the A31 slip road to the rear but these trees are outside of the boundary of the application site, any overhanging branches to the existing building could be pruned. The trees and shrubs within the application site are not protected, the building is existing and as the new rooflights are at front there should be no pressure to reduce or remove them.

The building is existing and it is not proposed to remove any trees as part of the proposal and therefore it would comply with Policy ENV4.

Parking

Policy ENV3 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 proposals would result in the loss of parking spaces within the existing garage. However, there are existing car parking spaces situated to the rear of the property that would be retained.

The number of bedrooms in the house has not been given, however the current Parking Standards for a property with four or more bedrooms is three parking spaces. The application site is generous and there is ample on-site parking for multiple cars, as such this parking provision can easily be achieved on the current hardstanding area in front of the existing garage for both the house and the proposed annex.

As such, the proposals comply with Policy ENV 3 in relation to parking provision.

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 proposal utilises an existing building, the plot is of a generous size, the building is towards the rear boundary, the use is ancillary to the main dwelling.

The proposal has been carefully assessed on site. Due to the spatial characteristics of the application site and the adjacent properties, the design of the proposed development, its location and positioning in relation to the common boundaries and the neighbouring properties, the proposal would not cause unacceptable effects on the privacy, light and outlook available to the adjacent neighbours.

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
Dwelling houses	60.25	45.25	15	15	£80/sqm	£1,804.62 *

Subtotal:	£1,804.62
Relief:	£0.00
Total Payable:	£1,804.62

**The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:*

Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)

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 proposals comply with Policy ENV3 of the Local Plan Part 1 and therefore 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.

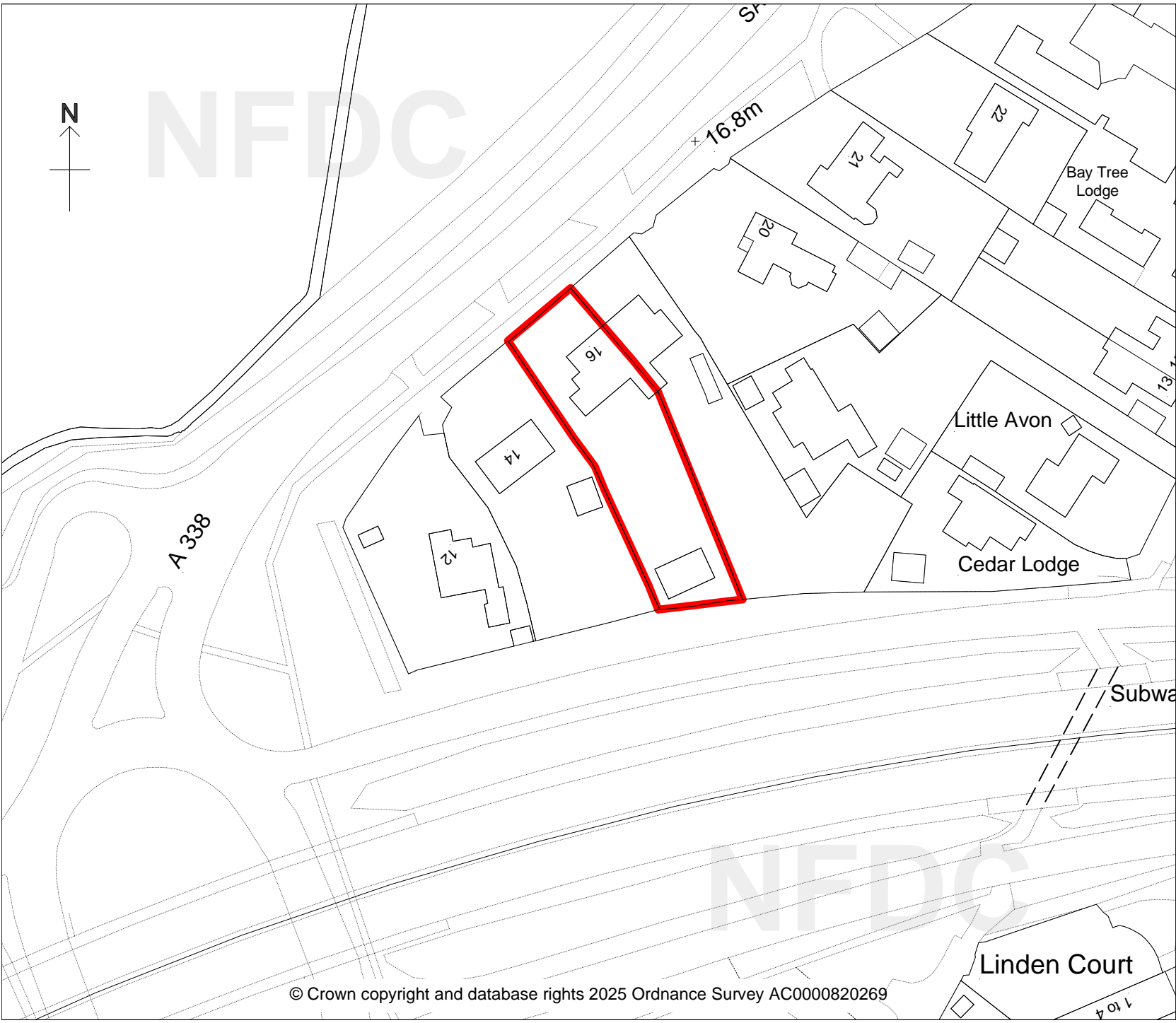
2. The development permitted shall be carried out in accordance with the following approved plans:

2107-01-000 = SITE LOCATION PLAN
2107-01-100 = BLOCK PLAN, EXISTING AND PROPOSED PLANS

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest DISTRICT COUNCIL

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PLANNING COMMITTEE

February 2025

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Scale 1:1000

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