

Application Number: 16/10206 Full Planning Permission

Site: 14 BERESFORD ROAD, PENNINGTON, LYMINGTON SO41 9JS

Development: Single-storey side and rear extension; fenestration alterations

Applicant: Mr Dunsdon

Target Date: 12/04/2016

1 REASON FOR COMMITTEE CONSIDERATION

The applicant is a District Council employee

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built up area

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

- 1. Special qualities, local distinctiveness and a high quality living environment
- 6. Towns, villages and built environment quality

Policies

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
 Planning and Compulsory Purchase Act 2004
 National Planning Policy Framework NPPF Ch. 7 - Requiring good design

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

SPD - Lymington Local Distinctiveness

6 RELEVANT PLANNING HISTORY

15/11175 Detached single garage 29/09/2015 Granted Subject to Conditions

7 PARISH / TOWN COUNCIL COMMENTS

Lymington & Pennington Town Council: recommend permission

8 COUNCILLOR COMMENTS

Cllr Penny Jackman: No objection

9 CONSULTEE COMMENTS

Land Drainage: No comment

10 REPRESENTATIONS RECEIVED

None received

11 CRIME & DISORDER IMPLICATIONS

Not applicable

12 LOCAL FINANCE CONSIDERATIONS

Regulation 42 of the CIL Regulations 2010 (as amended) states that CIL will be applicable to all applications over 100sqm GIA and those that create a new dwelling. The development is under 100 sq metres and is not for a new dwelling and so there is no CIL liability in this case.

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

14 ASSESSMENT

- 14.1 The application site consists of a detached bungalow in the built up area of Pennington where development is predominantly characterised by bungalows. The dwelling is on a corner position and enclosed by fencing with an existing detached garage sited at the rear. The proposal is for a single storey side and rear extension with alterations to fenestration, following demolition of the existing conservatory.
- 14.2 The proposed extension would maintain the eaves height of the existing dwelling and would not significantly alter the appearance of the front elevation. The development seeks to utilise matching materials to those of the host dwelling and would provide a sense of continuity with the existing. The extension would be visible in the street scene but, due to its limited size and design, it would not appear visually imposing or harmful to the character of the area.
- 14.3 The detached garage on the eastern boundary and established vegetation and fencing in the south east corner of the plot help to screen the properties along these boundaries. Furthermore, by virtue of its layout, scale and degree of separation from neighbouring properties, the proposals would not have a significant adverse impact on the amenities of adjacent properties.
- 14.4 The proposal would result in increased living accommodation but would not result in the loss of parking space. There is an existing single detached garage sited on the eastern side of the plot with a drive leading thereto. There is ample parking space within the curtilage which can accommodate up to 3 cars. The proposal therefore accords with the Parking Standards
- 14.5 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

15. 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: ED16/01, ED16/02, ED16/03 and ED16/04.

Reason: To ensure satisfactory provision of the development.

3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park Core Strategy.

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

Further Information:

Householder Team

Telephone: 023 8028 5345 (Option 1)



New Forest
DISTRICT COUNCIL

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**Planning Development
Control Committee**
April 2016

Item No: 3k

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Beresford Road
Pennington Lymington
16/10206
SZ3195

Scale 1:1250

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