

**Application Number:** 16/10291 Full Planning Permission

**Site:** 124 STATION ROAD, FORDINGBRIDGE SP6 1DG

**Development:** Two-storey side & rear extension to provide 2 additional flats;  
bin/cycle stores

**Applicant:** Crownshade Ltd

**Target Date:** 10/05/2016

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## 1 REASON FOR COMMITTEE CONSIDERATION

Affordable housing negotiations and contrary to Town Council view (in part).

## 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
3. Housing
6. Towns, villages and built environment quality

#### Policies

#### Core Strategy

- CS2: Design quality
- CS10: The spatial strategy
- CS15: Affordable housing contribution requirements from developments
- CS24: Transport considerations
- CS25: Developers contributions

#### Local Plan Part 2 Sites and Development Management Development Plan Document

DM3: Mitigation of impacts on European nature conservation sites

## 4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan  
Planning and Compulsory Purchase Act 2004  
National Planning Policy Framework

## **5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

SPD - Fordingbridge Town Design Statement  
SPD - Mitigation Strategy for European Sites  
SPD - Parking Standards

## **6 RELEVANT PLANNING HISTORY**

- 6.1 Roof alterations and dormers to form flat (78682) Granted with conditions on the 22nd August 2003
- 6.2 Convert first floor flat to 2 flats, alterations to fenestration (77829) Granted with conditions on the 2nd June 2003
- 6.3 Erect a pair of semi-detached dwellings and associated parking for dwellings and existing flats at 124 Station Road (76143) Granted with conditions on the 31st March 2003
- 6.4 Dwelling with detached garage and parking for existing flats (68908) Granted with conditions on the 9th June 2000
- 6.5 Alterations and conversion of ground floor to form flats (61823) Granted with conditions on the 19th August 1997

## **7 PARISH / TOWN COUNCIL COMMENTS**

Fordingbridge Town Council: Recommend refusal under PAR4 as the proposal would be overdevelopment of the site, creating further parking issues and loss of amenity to neighbouring properties. Members considered that an on site assessment should be carried out regarding the existing problems of parking on the highway and associated danger to road users this would be made worse with no increase in on-site parking provision.

## **8 COUNCILLOR COMMENTS**

None

## **9 CONSULTEE COMMENTS**

- 9.1 Hampshire County Council Highway Engineer: No objection subject to condition
- 9.2 Land Drainage: No objection subject to condition
- 9.3 Councils Valuer: The submitted viability appraisal is acceptable
- 9.4 Environmental Health (historic land use): No objection subject to standard contaminated land conditions

## **10 REPRESENTATIONS RECEIVED**

2 letters of objection concerned over car parking and access, loss of light, impact on outlook and privacy. Overdevelopment of the site. Lack of amenity space.

## **11 CRIME & DISORDER IMPLICATIONS**

No relevant considerations

## **12 LOCAL FINANCE CONSIDERATIONS**

If this development is granted permission and the dwellings built, the Council will receive 2304 in each of the following six years from the dwellings' completion, and as a result, a total of £6912 in government grant under the New Homes Bonus will be received.

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

Based on the information provided at the time of this report this development has a CIL liability of £6,670.77.

Tables setting out all contributions are at the end of this report.

## **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.

No pre application advice was sought by the applicant and there are objections in principle to an extension to provide additional residential units which could not be overcome by negotiation.

## 14 ASSESSMENT

- 14.1 The site comprises a large detached two and a half storey building which lies in a prominent location along Station Road fronting onto a small roundabout. The existing building is a relatively attractive building constructed from brick with a slate roof with a simple pitched roof, flat roof dormer windows and front bay windows. The property contains five flats with car parking provided to the side of a pair of semi detached houses at No 124a. The application property sits on a restricted plot with a small outside area to the rear used for secured storage by the occupiers and walkways to the side of the building.
- 14.2 The character of the area is mixed comprising commercial and residential properties. To the east of the site is a business predominantly used for offices and storage and the premises has a long single storey building that bounds the side and part rear boundary of the site. There is a residential property to the rear of the site and No 10 Rookwood Gardens, which has its rear garden backing onto the site. To the west is a pair of semi-detached dwellings at Nos 124a and 124b Station Road. Opposite the site is a large two storey office building with semi detached dwellings to the east of the roundabout.
- 14.3 The proposal is to construct a two storey extension to create two residential flats. The proposed extension would be sited in the north east corner of the site currently used as an outside area and storage space for the residents. The proposed extension would be set back from the front of the existing building and would extend the north east corner of the building. The proposal also involves a new cycle and bin store.
- 14.4 In assessing the effect on the character and appearance of the area, at one time the existing residential building sat in a more spacious setting however the building has now been converted into five residential flats and most of the land has been developed for housing and car parking. To the rear of the site new housing has been built which is close to the rear of the site and an employment building wraps around the north and east boundary. The site is now very restricted with limited space around the building with only a narrow strip of greenery to the west of the building and a graveled area with storage to the rear.
- 14.5 The proposal would result in the loss of most of the land to the rear of the existing building and part of the greenery to the west being lost. The proposed building would be built up to two boundaries of the site further restricting access and space around the building. Although the space to the rear and side does not appear to be frequently used as amenity space, it does create space around the building for the residents. Accordingly it is considered that the proposed development would be an overdevelopment of the site that would materially increase the amount of built development on the site, reducing the already constrained amenity space and adding to the uncharacteristically cramped appearance of the overall development. Given the building is already used for five residential flats and the development built around the site, it is considered that the site has limited scope for additional development.
- 14.6 Visually the existing building is a substantial 'Edwardian' dwelling. Its simple detached form and appearance with small gaps to the side make a positive impact on the street. Although the employment building to the

east differs in form and design, the gap between the buildings and their different styles sit comfortably in their setting in the street scene and appear as two different land uses.

- 14.7 Although the proposed extension would be set back on the building, it would still be viewed from the road closing the gap between the two buildings and coming very close to the neighbouring employment building. The design of the extension does little to complement the existing building with its lower eaves line, shallow roof and narrow form, and would appear disjointed and awkward when compared with the character of the existing building and the adjacent development.
- 14.8 With regard to residential amenity, the proposed extension would be sited close to the neighbouring property to the rear at No 10. The proposed windows have been designed to avoid any direct overlooking to No 10, however the physical relationship of the extension is poor. No 10 stands at a higher ground level and their views currently look onto the rear of both 124 and the houses 124a/124b. The proposed extension would bring additional built development adjacent to No 10 further enclosing their outlook with buildings which would be unacceptable. Accordingly, it is considered that by virtue of its scale rising to two storeys and its close proximity to the boundary, the proposed extension would appear visually imposing and further enclose the outlook from the rear of No 10.
- 14.9 While concerns have been expressed in relation to car parking, and access, the Highway Authority does not raise any objections in relation to car parking or impact on public highway safety.
- 14.10 The proposed development requires an affordable housing contribution of £30,460. The application is accompanied by a viability appraisal which states that if the full affordable housing contribution is made, the development will be unviable. The submitted viability assessment concludes that a reduced contribution of £2494 can be offered towards affordable housing.
- 14.11 The Council's Valuer has assessed the appraisal and concludes that if the target Affordable Homes contribution is included within the appraisal, the Residential Development Land Value falls below the threshold Site Value and accordingly it is reasonable to accept a complete waiver in the level of the Affordable Homes financial contribution.
- 14.12 In accordance with the Habitat Regulations 2010 an assessment has been carried out of the likely significant effects associated with the recreational impacts of the residential development provided for in the Local Plan on both the New Forest and the Solent European Nature Conservation Sites. It has been concluded that likely significant adverse effects cannot be ruled out without appropriate mitigation projects being secured. In the event that planning permission is granted for the proposed development, a condition is recommended that would prevent the development from proceeding until the applicant has secured appropriate mitigation, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard.
- 14.13 In conclusion it is considered that the proposed extension would be an overdevelopment of the site and visually would unacceptably detract from the character and appearance of the area and would have an

adverse impact on the adjacent neighbouring property. Whilst the Councils Valuer accepts a complete waiver of the affordable housing contribution, this does not override the other matters.

14.14 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 this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

### Section 106 Contributions Summary Table

<b>Proposal:</b>			
<b>Type of Contribution</b>	<b>NFDC Policy Requirement</b>	<b>Developer Proposed Provision</b>	<b>Difference</b>
<b>Affordable Housing</b>			
No. of Affordable dwellings			
Financial Contribution	£30,460	0	-£30,460
<b>Habitats Mitigation</b>			
Financial Contribution			

### CIL Summary Table

Description of Class	GIA New	GIA Existing	GIA Net Increase	CIL Liability
Dwelling houses	80		80	£6,670.77 *

## 15. RECOMMENDATION

### Refuse

#### Reason(s) for Refusal:

1. The proposed development would result in an overdevelopment of the site that would materially increase the amount of built development, reducing the already constrained amenity space and adding to the uncharacteristically cramped appearance of the overall development. In addition, by virtue of its siting, scale, and design, the proposed extension would appear awkward and disjointed with the character and form of the existing building, and would unacceptably close gap with the neighbouring building that would have a negative impact on the street scene to the detriment of the character and appearance of the area. For this reason, the proposal would be contrary to policy CS2 of the Core Strategy for the New Forest District outside the National Park.

2. By reason of its scale and close relationship to No 10 Rookwood Gardens, the proposed development would appear visually imposing and further enclose that neighbouring property with built development, to the detriment of the outlook and living conditions of that neighbouring property. For this reason, the proposal would be contrary to policy CS2 of the Core Strategy for the New Forest District outside the National Park and the New Milton Local Distinctiveness Document.

**Notes for inclusion on certificate:**

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.

No pre application advice was sought by the applicant and there are objections in principle to an extension to provide additional residential units which could not be overcome by negotiation.

**Further Information:**

Major Team

Telephone: 023 8028 5345 (Option 1)



# New Forest DISTRICT COUNCIL

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**Planning Development  
Control Committee  
June 2016**

**Item No: 3b**

**124  
Station Road  
Fordingbridge  
16/10291  
SU1314**

Scale 1:1250

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

