

**Application Number:** 16/10077 Full Planning Permission

**Site:** 1 NEWBRIDGE WAY, PENNINGTON, LYMINGTON SO41 8BG

**Development:** Single-storey front, side and rear extensions; rooflights

**Applicant:** Mr & Mrs Pardoe

**Target Date:** 24/03/2016

**1 REASON FOR COMMITTEE CONSIDERATION**

Contrary to Town Council View

**2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

**Constraints**

Plan Area

**Plan Policy Designations**

Built-up Area

**Core Strategy**

CS2: Design quality

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

None relevant

**Supplementary Planning Guidance And Documents**

SPD - Lymington Local Distinctiveness

**3 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

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

**4 RELEVANT SITE HISTORY**

Application Number	Proposal / Site	Decision Date	Decision Description	Status
81/NFDC/19374	Alterations and extension to kitchen.	06/05/1981	Granted	Decided

**5 COUNCILLOR COMMENTS**

No comments received

## **6 PARISH / TOWN COUNCIL COMMENTS**

Lymington and Pennington Town Council: recommend refusal:  
In support of concerns from neighbour at No.3, objection regarding loss of amenity and privacy.

## **7 CONSULTEE COMMENTS**

**Land Drainage:** No comment

## **8 REPRESENTATIONS RECEIVED**

One comment:

No objection to the extension but concerns over access of construction vehicles and the potential for interruption, noise and damage to the road.

One objection: (on basis of originally submitted plans) : (summary)

- The pitched roof over the proposed garage and workshop would result in loss of light to a first floor bedroom window.
- Concerns over the outcome of digging footings for the extension, given the proximity to their property.

## **9 CRIME & DISORDER IMPLICATIONS**

None Relevant

## **10 LOCAL FINANCE CONSIDERATIONS**

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

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.

## **11 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 the applicant has worked with the Council to address the concerns raised and submitted amended plans on 19th April 2016.

## 12 ASSESSMENT

- 12.1 The application site is located within the built up area of Pennington, Lymington. It is a bungalow on the junction of Elm Avenue and Newbridge Way and one of a related group on this side of the road.
- 12.2 This application proposes the addition of single storey front, side and rear extensions. At the front of the property a flat roofed projection would infill the recess to the side of the existing gable projection. An extension would also be added to the front of the existing garage. To the rear of the garage a flat roofed extension would wrap around the rear of the property and this would incorporate a roof light with one also added to the existing flat roof area.
- 12.3 The proposed extensions although projecting by 2.9 metres, would remain set back from the frontage of the site by over 9.0 metres. They would, due to their single storey form and lower roof design, remain subservient to the dwelling and given the staggered relationship with neighbouring premises the forward projection of the garage element would not compromise the appearance of the wider street scene. It is noted that the extensions to the front and rear of the existing side element would create a long façade along the boundary with No.3 Newbridge Way. However, given the staggered relationship between these properties the full extent of this would not be read on the street scene or from this neighbouring property. As such, subject to the use of facing materials to match those on the existing property, it is considered that the impact on visual amenity would be acceptable.
- 12.4 Given the orientation and staggered relationship with No.3 Newbridge Way, the proposed extensions would not result in any harmful impacts on the living conditions of these neighbouring occupiers. In response to the Town Councils concerns it is noted that the originally submitted plans detailed a full pitched roof over the front projecting garage roof and concerns were raised by the occupants of No.3 Newbridge Way in respect of the impact on their first floor side window. On this basis the roof design was amended to a significantly lower height which would

maintain their outlook and not harmfully affect the light reaching this window. All parties have been re-consulted on the amended plans and no further concerns or comments have been made.

- 12.5 In response to other matters raised through representations, the application does not detail works on neighbouring land. Construction details would be subject to building regulations and any potential disturbance to land or buildings during construction would be a private civil matter. Any obstruction caused to the public highway during construction would be a matter for the highway authority. Given the small scale of the proposed works it is not considered necessary to condition any details of construction access to the site.
- 12.6 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.

### **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: Location Plan; Site Plan; 022; 011; 010; 009; 008; 007; 005; 002; 004; 031; 01.  
  
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 the applicant worked with the Council to address the concerns raised through the submission of amended plans.

2. This decision relates to amended plans received by the Local Planning Authority on 19/04/2016

**Further Information:**

Householder Team

Telephone: 023 8028 5345 (Option 1)



**New Forest**  
DISTRICT COUNCIL

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

David Groom  
Service Manager  
Planning and Building Control  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**Planning Development  
Control Committee  
July 2016**

**Item No: 3b**

1  
Newbridge Way  
Pennington  
16/10077  
SZ3194

Scale 1:1250

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

