

Application Number: 16/10471 Full Planning Permission

Site: 13 FAIRLIE, RINGWOOD BH24 1TP

Development: Raise ridge height to increase first-floor living space; roof lights; roof alterations; dormers; two-storey extension; move main entrance to front; porch; fenestration alterations

Applicant: Mrs Parker

Target Date: 20/06/2016

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Town Council view.

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None

Supplementary Planning Documents

SPD - Ringwood 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

16/10564 - detached garage - approved June 2016

85/NFDC/30155 - Erection of bungalow at 13 Fairlie - approved November 1985

85/NFDC/29644 - Erection of bungalow at 13 Fairlie - refused August 1985

5 COUNCILLOR COMMENTS

No comments received

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council - recommend refusal as the proposal is considered overdevelopment of the site and were concerned about overlooking, particularly in regard to the rear garden and kitchen of No.11, which would impact on the neighbouring property's amenity and privacy.

7 CONSULTEE COMMENTS

Land Drainage: - no comment

8 REPRESENTATIONS RECEIVED

Two representations have been received from two adjoining owners raising the following concerns:

- the proposal will exacerbate parking problems;
- the development will be overbearing;
- the two dormers on the North Elevation will result in loss of privacy;
- loss of property value and saleability;
- it is requested that a condition be imposed to limit outside work to five and a half days a week only.

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. Whilst the development is over 100sqm GIA under Regulation 42A developments within the curtilage of the principal residence and comprises up to one dwelling are exempt from CIL. As a result, no CIL will be payable provided the applicant submits the required exemption form.

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, following receipt of amended plans showing the use of obscure glazing in the dormer windows within the northern roof slope, the proposal was considered to be acceptable and no further actions were necessary.

12 ASSESSMENT

- 12.1 The application site consists of a detached bungalow situated in an established residential area, in the built up area of Ringwood. The immediate area is characterised by detached dwellings set within modest garden curtilages. The dwelling is a backland type development, sited directly to the rear of no. 11 Fairlie. The eastern boundary of the site adjoins the rear yard/parking area of Travis Perkins builders merchants.
- 12.2 The development proposes to raise the ridge of the bungalow by 0.5m to facilitate provision of first floor living accommodation within the roof. The eaves height of the development would be the same as existing at 2.5m. In addition, there would be a two storey extension to the side elevation, the main entrance would be re-located from the east to the front (north) elevation. The development would incorporate dormer windows in every elevation. The materials of construction would be roof tiles to match existing, render and weatherboarding, as set out in the amended plans.
- 12.3 The main considerations are the impact of the development on the character of the area and upon the amenity of adjoining occupiers, in accordance with the guidance offered by Policy CS2 and the Ringwood Local Distinctiveness Document.
- 12.4 The design of the proposal would appear to be acceptable in relation to its character impacts, particularly given that limited views are available of the property from the street scene. The design and materials of the proposed extension are acceptable in the context of the surrounding area, in accordance with Policy CS2 and the Ringwood Local Distinctiveness Document.
- 12.5 In terms of amenity, the proposal would not be overbearing, oppressive or result in any significant light loss to adjoining properties. While the proposal would result in a larger dwelling on the site, its ridge height would only be 0.5m higher and it is well separated from adjoining properties, such that no significant adverse impact would result.

However, the relationship of the dormer windows in the northern roof slope to the rear curtilage of no. 11 Fairlie needs to be assessed carefully in relation to privacy. The matter could adequately be addressed through the imposition of a condition requiring the dormer windows in the northern roof slope to be top third opening, with the bottom two thirds fixed shut and obscure glazed, to be retained in perpetuity. The applicant has agreed to this course of action and has submitted amended plans showing this. In light of the amendment and suggested condition, privacy concerns are considered to be alleviated.

- 12.6 With regard to the comments of the Town Council, their privacy concerns are considered to have been addressed by the amended plans and the proposed condition. With regard to concerns about overdevelopment, it must be noted that the proposed extension is relatively modest although a large amount of accommodation would be provided on the site due to the use of first floor roof space and, notwithstanding the recent approval for a freestanding garage under ref. 16/10564, that a reasonably generous garden curtilage would be retained, so a reason for refusal based on overdevelopment cannot be substantiated.
- 12.7 With regard to the representations of notified parties not addressed above; the proposal would not exacerbate parking problems in the locality as the proposal has sufficient off street parking availability (in excess of 4 spaces) for a four bedroom property. Loss of property value is not material to the consideration of a planning application. In this instance given the backland location of the site, an informative would be placed on any approval encouraging the developer to limit outside work to Monday to Friday, half day on Saturday with no working on Sundays or Bank Holidays.
- 12.8 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 amended plans: 001 Rev B (received on 12th June 2016)

Reason: To ensure satisfactory provision of the development.
3. The external facing materials shall be as specified on the approved amended plan ref. 001 Rev B received on 12th June 2016 and the initially submitted planning application form.

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.
4. The bottom two thirds of first floor dormer windows in the northern roof slope approved by this application shall be obscurely glazed and fixed shut at all times, as specified on approved plan 001 Rev B, and thereafter retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties 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. This decision relates to amended/additional plans received by the Local Planning Authority on 12th June 2016
2. 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, following receipt of amended plans showing the use of obscure glazing in the dormer windows within the northern roof slope, the proposal was considered to be acceptable and no further actions were necessary.
3. In the interests of preserving the short term residential amenity of adjoining occupiers, the applicant/developer is encouraged to limit outside working to Monday to Friday, half day on Saturday with no working on Sundays or Bank Holidays.

Further Information:

Householder Team
Telephone: 023 8028 5345 (Option 1)



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**Planning Development
Control Committee
July**

Item No: 3i
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Fairlie
Ringwood
16/10471
SU1606

Scale 1:1250

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scale.

