

Application Number: 16/10556 Full Planning Permission

Site: 27 FARM LANE SOUTH, BARTON-ON-SEA,
NEW MILTON BH25 7BW

Development: Raise roof height; dormers and rooflights in association with new first floor; two-storey rear extension; single-storey side and rear extension; front porch; decking

Applicant: Mr & Mrs Cutmore

Target Date: 24/06/2016

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Town Council view

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Plan Area
Flood Zone

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 - New Milton 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

None

5 COUNCILLOR COMMENTS

No comments received

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council: acceptable

7 CONSULTEE COMMENTS

Natural England:

No comments

Land Drainage:

Recommend informative

8 REPRESENTATIONS RECEIVED

1 objection on grounds of: (summary)

- Unneighbourly development, loss of privacy and light
- Drainage
- Design

Comments and photographs received from the applicant in support of their proposals (summary):

- Property is lowest in road
- Roof height increase would bring it in line with neighbours
- Limits overshadowing and loss of light
- In keeping with surrounding properties in the road

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.

Based on the information provided at the time of this report this development has a CIL liability of £0.00 as a self build exemption has been agreed.

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 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.

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 did not seek pre-application advice from the Council. The Case Officers concerns were raised in the initial briefing and have been discussed with the applicant. It is not considered that these could be overcome through the submission of amended plans in respect of this current submission.

12 ASSESSMENT

- 12.1 This is a detached bungalow within the built up area of Barton-on-Sea. Neighbouring properties are on both sides of the site and to the rear of the site on the opposite side of a watercourse. Given the undulation of surrounding land the property is recessed in relation to its adjacent neighbours. The site is within flood risk zones 2 & 3.
- 12.2 This proposal seeks to extend the property to create additional ground floor and new first floor accommodation, in conjunction with the addition of a replacement attached garage and raised decking area. Alterations to the property would see an increase in the roof height and change to a full gable end form, with the continuation of this to the rear of the property above a new extension. Windows would be provided in the front and rear roof slopes, with roof lights and a dormer on the side. The replacement garage would be accommodated on the north side of the property with a linked single storey extension. A new porch canopy would also be provided on the front elevation.
- 12.3 This property forms part of a group of bungalows on this lower side of the road, their related principle hipped roof forms providing character to the group and subduing the appearance of the built form as the land falls away to the rear. The proposed alterations would see a fundamental change in the design of the property's principle roof form with a full gable facing the road and also an increase in height. Although the increase in height of 1.4 metres taken alone may not be unacceptable given the gentle variation in heights that already exists, the change in principle roof form would not be sympathetic to this group.

- 12.4 The New Milton Local Distinctiveness Supplementary Planning Document comments that *'where building forms (especially roof shapes and pitches) are consistent in a group or along a street, new building, extensions or additions should generally respect and avoid significant changes to this format. The proposals would appear conspicuous against the prevailing roof forms on this side of the road and its visual prominence would be exacerbated by the proposed increase in height and extent of glazing proposed. The result of this would be a development which is unsympathetic to the appearance of the street scene and this visual intrusion would result in harm to its appearance and the character of the area.*
- 12.5 It is recognised that this property is set at a lower level to those adjacent and recessive in its positioning relative to the road. However its frontage remains open to the street scene and as a result of the scale of the roof height increase and form these alterations would be readily visible in this context. Although some examples along the wider street scene of principle gable roof forms fronting the road are noted these are exceptions to the general character of development. Furthermore, these relate to individual properties which do not form part of this group on this side of the road, against which the development must be judged in context. It is relevant to note that a more recent application for a similar change to a gable roof form at No.33 under planning application (ref:14/10320) was resisted because of its front gable design.
- 12.6 The increase in the mass of the building would impact on the outlook of adjacent neighbouring residents and lead to some additional degree of overshadowing. However, given the relative scale and separation it is not considered that this would result in demonstrable harm to their living conditions. The orientation and design of the first floor fenestration would mean that, subject to glazing restrictions, an acceptable relationship in terms of privacy would be maintained. The existing degree of mutual overlooking from the rear decking area would not result in any additional harmful loss of privacy to neighbouring residents.
- 12.7 A letter of representation has been received from a neighbour occupier to the rear of the site along Dilly Lane. Although the site would likely be visible during the winter months, because of the deciduous nature of the intervening tree screening the separation is such that this would not harmfully affect these residents living conditions.
- 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 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.

CIL Summary Table

Demolition (sq/m): 33.67

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargable Floorspace (sq/m)	Rate	Total
Self Build (CIL Exempt)	276.63	115.23	161.4	127.73	£80/sq/m	£10,650.72*

Subtotal	£10,650.72
Relief	£10,650.72
Total Payable	£0.0

13. RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The proposed roof design by reason of its increased height and mass and its gable end form, would be unsympathetic to the prevailing roof form in this established group. This would result in a visually conspicuous, alien and intrusive development and this adverse impact would be exacerbated by the large areas of glazing on the front gable apex. As such the proposals would result in harm to the appearance of the street scene character and would not respond positively to its local distinctiveness contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park, the National Planning Policy Framework Chapter 7 and the New Milton Local Distinctiveness Supplementary Planning Document.

Notes for inclusion on certificate:

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In this case the applicant did not seek pre-application advice from the Council. The Case Officer's concerns were raised in the initial briefing and have been discussed with the applicant. These could be overcome through the submission of amended plans in respect of this current submission.

Further Information:

Householder Team
Telephone: 023 8028 5345 (Option 1)

