

Application Number: 16/11014 Full Planning Permission

Site: 21 REDWOOD CLOSE, DIBDEN PURLIEU, HYTHE SO45 5SN

Development: First floor side extension

Applicant: Mr & Mrs Wilson

Target Date: 12/09/2016

1 REASON FOR COMMITTEE CONSIDERATION

Applicant is a member of staff

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Plan Area

Plan Policy Designations

Built-up Area

National Planning Policy Framework

Section 7

Core Strategy

CS2: Design quality

CS24: Transport considerations

Local Plan Part 2 Sites and Development Management Development Plan Document

No relevant documents

Supplementary Planning Guidance And Documents

No relevant documents

3 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

4 RELEVANT SITE HISTORY

No relevant history

5 COUNCILLOR COMMENTS

No Comments Received

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council: Recommend refusal. The extension is un-neighbourly through its height and bulk. The impact on the neighbouring property will be significant because it will create a tunnelling effect and darken this part of the property. It will be potentially oppressive to the neighbours.

7 CONSULTEE COMMENTS

No Comments Received

8 REPRESENTATIONS RECEIVED

20 REDWOOD CLOSE

Objection on the following grounds (summary) (original plans)

- overbearing impact
- does not respect character of area
- overhang of side window
- loss of light and overshadowing
- loss of privacy and overlooking

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.

Following discussions with the agent amended plans were received to reduce the depth of the front gable addition and change the opening on the first floor side window. The description was also changed from two storey side extension to first floor side extension. No specific further actions were required and the revised plans were not considered to be material enough to require re-consultation to be undertaken in this instance.

12 ASSESSMENT

- 12.1 The property is located within a small cul de sac of similar properties. To the side is an attached garage which forms the boundary with the neighbour at number 20.
- 12.2 The main considerations when assessing this application are the impact on the neighbouring property and the street scene.
- 12.3 The neighbour at number 20 has a narrow passageway alongside the shared boundary. This neighbour has objected to the proposed addition in that it would have an overbearing impact due to the height and proximity. While the addition of a first floor above the garage would create a high boundary treatment it would be alongside the side passageway which is already compromised by the existing built form. The neighbour does have a fairly large garden and while it is accepted that there would be an impact from the additional building height it would only be to a limited area of their amenity space and is therefore considered acceptable.
- 12.4 The neighbour at number 20 has also objected in terms of loss of light and overshadowing. They have a window on the side elevation facing the application site which is fairly low down on the first floor. This window is obscure glazed and serves a staircase. Currently when opened it has views of the garage roof. The proposed addition would be to the north of this neighbour and, given that this neighbour's side window is not to a main room and is obscurely glazed, the impact on their amenity in terms of their outlook and overshadowing would be acceptable.
- 12.5 The proposed side and rear windows are shown on the plans as obscure glazed with only high level opening and therefore there would not be a loss of privacy for the neighbouring property. The proposed side window would be positioned on the shared boundary and the agent has provided amended plans to indicate that the top window opens inwards so that it does not open over the neighbour's boundary.

- 12.6 The front of the proposed extension would include a gable element which would be further forward than the current front elevation. While there are other properties with similar style frontages they do not protrude very far forward. An amended plan has been provided to reduce the depth of this front protrusion to limit its visual impact. As such it is now considered to be acceptable in its impact on the street scene and overall character of the area.
- 12.7 Comment has also be raised by the neighbour at number 20 concerning the change to the design and character of the houses, that it would be an overdevelopment of the site and result in the need for extra parking. The properties in the immediate vicinity extend almost across the full width of their plots and there are not distinctive gaps between each dwelling. The loss of the spatial gap above the garage from the proposed extension would not have a detrimental impact on the spatial characteristics of the street.
- 12.8 The proposal would result in an extra bedroom but there is still space for parking within and to the front of the garage along with roadside parking. Overall the resulting dwelling would be in keeping with other properties and would not have a significant impact on the local area. Therefore the application is recommended for approval.
- 12.9 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: WILS012 & WILS013

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.

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2. This decision relates to amended plans received by the Local Planning Authority on 13th August 2016

Further Information:

Householder Team
Telephone: 023 8028 5345 (Option 1)



New Forest
DISTRICT COUNCIL

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**Planning Development
Control Committee
September 2016**

Item No: 3h

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Redwood Close
Dibden Purliureu
16/11014
SU4407

Scale 1:1250

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

