

Application Number: 26/10148 Full Planning Permission
Site: 7 KINGFISHER DRIVE, BURGATE, FORDINGBRIDGE
SP6 1FS
Development: Alterations to garage roof including a dormer window to
facilitate creation of attached ancillary annexe at first floor
Applicant: Mr & Mrs Sanders
Agent: R Elliott Associates
Target Date: 14/04/2026
Case Officer: Jacky Dawe
Officer Recommendation: Refuse
Reason for Referral to Committee: Town Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Residential amenity
- 3) Design, site layout and impact upon local character and appearance of the area
- 4) Parking standards

2 SITE DESCRIPTION

The application property is located within the Fordingbridge defined Built up Area and is also within an area that is covered by the Fordingbridge Town Design Statement.

A detached house, which forms part of a new housing development. The house is of red brick with tile hanging and slate roof. A front lawn and planting is enclosed by iron railings.

3 PROPOSED DEVELOPMENT

Permission is sought for the part use of one garage to create an attached ancillary annexe at first floor with a stair case and lobby at ground floor. Increase height of roof, two front rooflights and a rear dormer to create first floor living accommodation.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
25/11135 Hip to gable loft conversion with rear dormer; rooflights. (Lawful Development Certificate that permission is not required for proposal)	26/01/2026	Was Lawful	Decided

22/11022 Variation of condition 2 of planning permission 20/10228 to allow amendments to plots 23-26	20/10/2022	Granted Subject to Conditions	Decided
20/10228 Construction of 63 dwellings, creation of new access, parking, landscaping, open space and associated works, following demolition of existing buildings	14/04/2022	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness
Policy CCC2: Safe and sustainable travel

Supplementary Planning Guidance And Documents

SPD - Fordingbridge Town Design Statement
SPD - Parking Standards

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

New Housing Land Allocations
Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council

The Town Council recommends PERMISSION under PAR3 as provides additional ancillary living space and has no impact on the overall street scene.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

No comments received

10 PLANNING ASSESSMENT

Principle of Development

The site is located in the built-up area and so the principle of the development is acceptable, subject to the consideration of other relevant considerations as set out below.

The property forms part of a modern well designed estate, with the use of quality materials. However the rear garden is modest in size.

Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

The proposal raises the height of part of the garage block, the garage door is altered to windows and a pedestrian size door inserted with two rooflights above giving a more domestic appearance to the garages. To the rear a large dormer is proposed which sits on the wall plate and the same height as the ridge, running almost the full width of the roof. Whilst described as a dormer window this element of the proposal is more akin to a first floor roof extension. There are two rear facing windows within this roof extension, one serves a bathroom and would be obscurely glazed, the other larger window is the main source of light and outlook to the studio flat.

This window would face across the rear garden of number 7 Kingfisher Drive, which is only 8m in length to the rear boundary, due to the orientation of the properties, the window would then have direct views which look across the main amenity space and patio area of number 5 Kingfisher Drive. It is noted that no objections from neighbours have been received, however it is considered that the impact on the amenities of number 5 Kingfisher Drive from the proposed first floor windows would result in an unacceptable level of overlooking to this property.

The proposal has been carefully assessed on site. It is considered that the proposed rear first floor windows would result in identified harm and cause unacceptable effects on the privacy and outlook available to the adjacent neighbours. The proposal is therefore considered contrary to Policy ENV3 of the Local Plan Part One.

Design, site layout and impact on local character and appearance of area

Policy ENV3 of the Local Plan seeks to achieve high quality design that contributes positively to local distinctiveness. The policy requires development to create buildings that are sympathetic to the environment and their context in terms of layout, landscape, scale, height and appearance.

The need for high quality design is also set out in paragraph 135 which requires decisions to be of good design and "... visually attractive as a result of good architecture" and "...sympathetic to local character". The Framework continues at paragraph 139 to advise that "Development that is not well designed should be refused".

The property falls within the Fordingbridge Town design statement area 12 - Tinkers Cross and Burgate, where it states any extensions should be constructed to take into account the character of the existing building, also that flat roofs should be avoided, the roof pitch, materials and window design should all match that of the existing building.

The proposed flat roof rear dormer is positioned on the wall plate and is almost as tall as the garage ridge. It is a large boxy addition which is considered to be an intrusive form of development on a simple pitched roof. The design solution has no regard to the context of the site and is not sympathetic to the area. In fact it is

considered to be design solution which is harmful to the character of the area and therefore contrary to Policy ENV3 of the Local Plan Part One.

The comments of the Parish Council are noted and have been considered in the assessment of the proposal in so far as there is no meaningful impact on the street scene from the proposal. Notwithstanding these comments, the scale and design of the first floor extension would dwarf the original garage building creating a bulky and poorly designed structure that would be totally out of keeping with and damaging to the scale and appearance of the host building on which it would sit. The proposal therefore is found to be contrary to policy ENV3 of the Local Plan and the aspirations for good design as set out in the NPPF.

Highway safety, access and parking

Policy ENV3 requires the integration of sufficient car parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street. Policy CCC2 requires provision to be made for sufficient car parking.

The current NFDC parking standards document states that for a property with four or more bedrooms, three parking spaces should be provided on site. The parking is limited within this modern estate and a condition was imposed on the original planning consent (22/11022) to retain all of the garages for parking. The reason the condition was imposed, was to ensure a reasonable and adequate level of parking is retained in the interest of highway safety.

The proposals would result in the loss of a parking space within the existing garage and the creation of a fifth bedroom at the property. The remaining on-site parking provision would be three spaces, although this will add pressure for additional on street parking within this newly completed development but it would still meet with current standards.

As such the proposals would comply with Policies ENV3 and CCC2 of the Local Plan Part 1.

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	197.06	166.8	30.26	30.26	£80/sqm	£3,724.31 *

Subtotal:	£3,724.31
Relief:	£0.00
Total Payable:	£3,724.31

**The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:*

Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)

11 OTHER MATTERS

None

12 CONCLUSION / PLANNING BALANCE

With regard to the harm identified above, the proposal would result a detrimental impact upon the residential amenities of the neighbouring property to the south No. 5 Kingfisher Drive and, there is justifiable harm arising from the development in respect of the impact of the poorly designed roof extension on the character of the area, and as such the application is recommended for refusal.

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice, and the views of consultees and interested third parties. On this occasion, having taken all these matters into account, it is considered that there are significant issues raised which leads to a recommendation of refusal for the reasons set out above in this report.

13 RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The proposed first floor windows would directly face the private amenity space of the neighbouring dwelling number 5 Kingfisher Drive. In such close proximity this would introduce overlooking which would cause an unacceptable effect and be harmful to the residential amenity of the neighbouring occupiers.

As such the proposal would be contrary to Policy ENV3 of the New Forest Local Plan Part 1 2020: Sites and Development Management Plan, and Chapter 12 of the National Planning Policy Framework 2025.

2. By reason of the design, size, appearance and position of the proposed Extension on the south side elevation of the garage roof the proposal would create an incongruous form of development within the immediate context of the newly completed estate and fail to be sympathetic to and would detract from the appearance of the property and local character.

As such the proposal would be contrary to Policy ENV3 of the New Forest Local Plan Part 1 2020: Sites and Development Management Plan, and Chapter 12 of the National Planning Policy Framework 2025.

Further Information:

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PLANNING COMMITTEE

May 2026

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26/10148

Scale 1:500

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