

Application Number: 16/11382 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; flue; cladding

Applicant: Mr & Mrs A Cutmore

Target Date: 02/12/2016

Extension Date: 10/02/2017

1 REASON FOR COMMITTEE CONSIDERATION

Previous application determined by Committee

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**Constraints**

Aerodrome Safeguarding Zone
Plan Area
Flood Zone

Plan Policy Designations

Built-up Area

National Planning Policy Framework

NPPF Ch. 7 - Requiring good design

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

Proposal	Decision Date	Decision Description	Status
16/10556 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	14/07/2016	Refused	Decided

5 COUNCILLOR COMMENTS

No Comments Received

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council: acceptable (non-delegated)

7 CONSULTEE COMMENTS

7.1 Natural England: no comment

Comments in full are available on website.

8 REPRESENTATIONS RECEIVED

Total number of representations received: 3

2 objections on grounds of: (summary)

- Character and appearance of the area; roof line change inappropriate in this line of bungalows, turning into a house and will set a precedent
- Impact on ground water table
- Loss of light, outlook and privacy (residents at No 29)

1 in support on grounds of: (summary)

- Diversity of design and adaptability to accommodate different generations of occupiers contributes to the area

Comments in full are available on website.

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.

Tables setting out all contributions are at the end of this report.

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.

In this case all the above apply and further to amendments and the submission of further information the application was considered acceptable.

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, on the opposite side of a watercourse. Given the undulation of surrounding land the property is recessed in relation to its adjacent neighbours and set back relative to the street frontage. 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 existing property would see an increase in the roof height which has been confirmed through submission of a measured survey as 2.057m above that existing. The hipped roof form of the front elevation would be maintained, punctuated by a single hipped dormer window, with a full gable at the rear above the rear extension. Windows would be provided in the front and rear roof slopes, with roof lights and dormers on both 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 application follows a previously refused application under planning application 16/10556. This was refused for the following reasons;

'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'.
- 12.4 The comparative design changes see the front roof slope proposed in a hipped form with dormer projection and symmetrical dormers on both sides of the property. The rear extension has also been increased in length by 0.5m and the ridge height of the property has seen a marginal increase in comparison with the former plans. The front porch has also been reduced in size and would be accommodated through a continuation of the front roof slope. An obscure glazed screen is also proposed on the southern side of the rear decking area.

- 12.5 The previous application was refused for reason of the combination of the proposed increase in roof height, mass and change in roof form. Of particular concern was the proposed front gable which would have been conspicuous and inconsistent with the hipped roof forms that provide character to the group of properties on this side of the road. The design of the proposal has been altered such that it now maintains the hipped roof form relative to the road and responds more positively to the established roof form styles as viewed in the street scene. Although a full gable roof form is still proposed for the rear elevation this would not be inconsistent with other modified properties nearby, of note No 33 and No 31 which have a rear full gable and cropped gable respectively.
- 12.6 It is noted that the proposal would still see a significant increase in the height of the property however this needs to be considered in context. Against the varying height relationships between properties on this side of the road this would not appear wholly unexpected. Furthermore the recessive position of the property relative to the street scene and retention of a hipped front roof form would reduce the visual impacts of this change. The increase in the length of the rear extension would see a further increase in the bulk of the extension at the rear of the property however it is not considered this would result in disproportionate scale of development. This would also not be dissimilar to the extent of projection permitted at No 33 and No 31.
- 12.7 Although it is recognised that this proposal would see an appreciable change to the appearance of the property, it is considered that the design would respond appropriately to local distinctiveness and reflect the form of more recent development that has been permitted. As such, subject to agreement of final finished cladding materials it is considered the appearance of the street scene would not be harmed and the impacts on visual amenity would be acceptable.
- 12.8 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 in respect of the property to the north. Objection has been received from these occupiers raising concerns over the potential loss of light and outlook. It is recognised that there would be some additional degree of overshadowing on this side, affecting their southern aspect windows and side of the garden area. However as a result of the relative separation and height of the proposed development it is not considered this would be to such extent that would result in material harm.
- 12.9 New first floor windows are proposed on the side and rear of the property which would enable views towards adjacent neighbouring sites. However those to the sides serving the dormers are proposed as fixed light and obscure glazed windows which would maintain the privacy of these adjacent occupiers. The rooflights proposed would serve as secondary or high level windows and the restricted glazing of these in the event they are of such height that would enable harmful views out, can be addressed through condition. Views from rear windows would be to the rear of the property and, given the oblique or distant views towards neighbouring sites, it is not considered this would result in material harm. It is noted that an obscure glazed screen is proposed to the side of the decking area which would screen views towards the neighbouring property to the south and maintain the privacy of these neighbouring occupiers. On this basis, subject to the installation and retention of obscure glazed windows and the privacy screen, the proposal would not result in material harm to the privacy of neighbouring occupier.

12.10 The applicant has confirmed that the development would meet with the Environment Agency's Flood Risk Standing Advice and as such would appropriately address future flood risk from the perspective of this application. Matters concerning the foundation design would be considered under Building Regulations.

12.11 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.

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
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Self Build (CIL Exempt)	263.45	115.23	148.22	148.22	£80/sqm	£13,043.36 *
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Subtotal:	£13,043.36
Relief:	£13,043.36
Total Payable:	£0.00

* The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the All-in Tender Index Price published by the Build Cost Information Service (BICS) and is:

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

Where:

A = the net area of floor space chargeable in square metres after deducting any existing floor space and any demolitions, where appropriate.

R = the levy rate as set in the Charging Schedule

I = All-in tender price index of construction costs in the year planning permission was granted, divided by the All-in tender price index for the year the Charging Schedule took effect. For 2017 this value is 1.1

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: 971/1; Proposed Front Elevation Levels; PLOT 1. 16 - 306;

Reason: To ensure satisfactory provision of the development.
3. Before development commences, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.
4. The first floor dormer windows on the south and north side elevations of the approved development shall at all times be glazed with obscure glass and fixed shut and the first floor rooflights on the south and north side elevations obscurely glazed and fixed shut at all times unless the parts that can be opened are more than 1.7m above the floor.

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).
5. The decking at the rear of the property shall not be first brought into use until the obscured glazed screen has been installed as detailed on approved drawing No 971/1 and this shall be retained and maintained as such thereafter.

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. 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 all the above apply and further to amendments and the submission of further information the application was considered acceptable.

2. This decision relates to amended/additional plans received by the Local Planning Authority on 04/01/2017; 05/01/2017.

Further Information:

Householder Team

Telephone: 023 8028 5345 (Option 1)



New Forest DISTRICT COUNCIL

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**Planning Development
Control Committee
February 2017**

Item No: 3f

27

Farm Lane South
Barton on Sea
16/11382
SZ2493

Scale 1:1250

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

