

Application Number: 16/11698 Full Planning Permission

Site: 16 ELDON AVENUE, BARTON-ON-SEA,
NEW MILTON BH25 7LL

Development: Roof alterations in association with new first floor; dormer;
rooflights; side and rear extension; porch

Applicant: Mr & Mrs Selby

Target Date: 14/02/2017

1 REASON FOR COMMITTEE CONSIDERATION

Contrary view to Town Council

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Aerodrome Safeguarding Zone
Plan Area

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
SPD - Parking Standards

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	Appeal Description
16/10728 Side and rear extension; front infill extension; raise roof height, dormer and rooflights in association with new first floor; porch	08/08/2016	Refused	Appeal Decided	Appeal Dismissed
15/11743 Two-storey dwelling; demolition of existing	11/05/2016	Refused	Decided	
15/10559 House; demolition of existing	26/06/2015	Refused	Decided	
10/95238 Roof alterations in association with new first floor; dormer; rooflight	15/04/2010	Granted Subject to Conditions	Decided	

5 COUNCILLOR COMMENTS

No comments received

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council : object (non-delegated)

- (1) Out of character due to the triangular front dormer.
- (2) Bulk and scale, particularly to the south side.
- (3) Detrimental effect to neighbours at numbers 14 and 18.

7 CONSULTEE COMMENTS

Drainage - no objection subject to condition

8 REPRESENTATIONS RECEIVED

Two letters or representation have been received raising objection to the proposal for the following reasons;

- Design; has not changed throughout; the increase in size and footprint would be excessive and see loss of detached spaciousness; second storey would see the loss of the perceived gap between No.18 and No 14; front dormer design detrimental to the street scene.
- Loss of light; to conservatory of No.18; from side extension to kitchen and rear extension to conservatory of No.14.
- Loss of privacy
- Loss of car parking
- Potential conflict with building regulations in relation to second storey head room
- Surface water flooding
- Set precedent for future development.

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.

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 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 further to amendments to the submitted plans and clarification the application was acceptable.

12 ASSESSMENT

- 12.1 This is a detached bungalow located with the built up area of Barton-on-Sea. It sits among a group of detached bungalows on this side of the road which in their regular design and spatial arrangement provide a strong rhythm and form which contributes to the local distinctiveness of the street scene.
- 12.2 This application follows a previous scheme (16/10728) for the replacement and extension of the property. An appeal against this refusal was dismissed by the Planning Inspectorate. The Inspector concluded that the development would be visually intrusive and detrimental to the established character and appearance of the area. This drew particular attention to the proposed increase in the scale of the property through its widening and increase in height, and aspects of the detailed design and materials.
- 12.3 The current submission seeks to address these concerns by reducing the scale of the proposal and altering aspects of the detailed design. Of note, the original width and height of the property and hipped front roof form would be retained, the size of the front dormer reduced. There would be additional ground floor accommodation at the side of the property accommodated under a single storey element. The materials proposed would also match those existing.
- 12.4 With reference to the key elements which define the character of development in this area the Council's adopted Local Distinctiveness Document (Page 74) refers to the *Consistency of street rhythms, building lines, gaps between buildings, eaves heights and roof forms in bungalow areas – predominantly uninterrupted hipped simple roofs and simple building forms*. As a result of its design, the proposal would maintain the original form of the property relative to the street scene in the span, height and roof design.

- 12.5 The proposed side extension would reduce the existing gap which exists to the side of the property from 3m to 0.5m. However this would be of a subservient scale and, as in the case of the extension to No 18, such that would not erode the rhythm created by the principle roof form of the properties in this row. The proposal would incorporate a full gable roof form at the rear of the property, however in its limited extent of projection and relationship to wider street scene views, this would not appear visually conspicuous.
- 12.6 It is recognised the currently uninterrupted roof would be punctuated by a dormer however, in its scale and amended cladding to match the existing roof, this would not detract from the dominant character of the roof form. The presence of other dormer additions of varying styles in the vicinity of the site is also noted, such that this feature would not appear alien or visually intrusive. Considering the cumulative scale of the additions it is considered these would represent proportionate additions to the property that would not represent an overdevelopment of the site.
- 12.7 On this basis it is considered the proposals would maintain the key design elements of the property's form which contribute to the local distinctiveness of the street scene. As such the impacts on visual amenity would be acceptable.
- 12.8 Representations have been received from both adjacent neighbouring occupiers raising a number of concerns over the impacts of the proposals on their light, outlook and privacy. In respect of the relationship with No.14, the side extension would increase proximity, however, given the single storey scale of this element, separation and the relative orientation, this would not lead to any harmful degree of overshadowing or loss of outlook. Although the rear extension would see some potential increase in overshadowing given the presence of an existing extension along the southern boundary of No.18 this would provide such separation that would not see any harm as a result to loss of light or outlook.
- 12.9 New first floor side rooflight windows could enable views towards neighbouring sites, however restricted glazing could be used to mitigate any potentially harmful loss of privacy. Front and rear first floor window openings would enable distant and / or restricted oblique views towards neighbouring premises. It is not considered that these would enable such extent of views that would result in demonstrable harm through loss of privacy in this residential setting.
- 12.10 The proposal would provide three on-site parking spaces, which meet with the Councils recommended average provision for, dwellings of four or more bedrooms. In respect of drainage, the Councils drainage team have raised no objection to the proposals, subject to a condition on further details of surface water drainage being submitted. In any case, drainage from the site would be covered separately under building regulations. With regard to head height, this would also be covered separately under building regulations and any proposal to increase the height of the property would need to be considered under a separate planning application. This would also be the case for any future development in the area would be the subject of a further planning application and would need to also meet the relevant policy requirements at that time.

- 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.

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: 101Rev B; 101a; 102 Rev B; 103 Rev B; 104 Rev B.

Reason: To ensure satisfactory provision of the development.
3. The first floor roof light windows on the side elevations of the approved development shall at all times be glazed with obscure glass and fixed shut unless the parts that can be opened are more than 1.7m above the floor level in the room being served.

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).
4. Before development commences, details of the means of disposal of surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

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 further to amendments to the submitted plans and clarification the application was acceptable.

2. This decision relates to amended / additional plans received by the Local Planning Authority on 13/02/2017

Further Information:

Householder Team

Telephone: 023 8028 5345 (Option 1)



New Forest DISTRICT COUNCIL

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**Planning Development
Control Committee
March 2017**

Item No: 3h
16 Eldon Avenue
Barton on Sea
New Milton
16/11698
SZ2393

Scale 1:1250

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

