

Application Number: 17/10108 Full Planning Permission

Site: LIMWOOD, LIME WALK, DIBDEN PURLIEU,
HYTHE SO45 4RB

Development: Single-storey side & rear extension; rooflights

Applicant: Mr & Mrs Lee

Target Date: 21/03/2017

Extension Date: 14/04/2017

1 REASON FOR COMMITTEE CONSIDERATION

Applicant is an employee of New Forest District Council

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Aerodrome Safeguarding Zone

Plan Policy Designations

Built-up Area

National Planning Policy Framework

Section 7

Core Strategy

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

Supplementary Planning Guidance And Documents

None relevant

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 relevant

5 COUNCILLOR COMMENTS

No comments received

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council: recommend permission but would accept the decision reached by the DC Officers under their delegated powers.

7 CONSULTEE COMMENTS

No comments received

8 REPRESENTATIONS RECEIVED

No comments received

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 all the above apply and as the application was acceptable as submitted no specific further actions were required.

12 ASSESSMENT

12.1 The application site consists of a detached bungalow set back in the plot with off road parking. The access drive leads to an existing detached garage set back beyond the rear wall of the dwelling. To the rear is a large garden with well established hedging to the north east and south west boundaries.

- 12.2 The proposal is for a single storey side and rear extension. The main considerations are the impacts upon neighbouring property amenities and that of the street scene.
- 12.3 The existing detached garage would be removed to accommodate the side extension which would form a single attached garage. The proposed side extension would extend eastwards to within 0.8 of a metre from the side boundary with the adjoining property, "Wayside". "Wayside" has a side window facing the site which would be impacted upon to a degree but the proposal would not result in a significant loss of light or outlook.
- 12.4 Given that there would be a distance of approximately 3.8 metres between the proposed rear extension and the side wall of the property to the south-west, "Linden Lea" and that it would have a single storey eaves height, the proposal would not adversely impact upon the amenities of the neighbours on that side.
- 12.5 The views of the proposed development from the street scene would be limited and by reason of its sympathetic hipped roofed design would not have a negative impact on the street scene. Furthermore, in all other respects, the proposal is considered to be in keeping with the character of the host dwelling and that of the area.
- 12.6 For the reasons given above this application is therefore recommended for approval.
- 12.7 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: TBD/17/1062/01 rev 0, TBD/17/1062/02 rev 0 and TBD/17/1062/03 rev 0.

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:

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Further Information:

Householder Team
Telephone: 023 8028 5345 (Option 1)

