

Application Number: 15/10132 Full Planning Permission

Site: 110 CALMORE ROAD, TOTTON SO40 8GQ

Development: One & two-storey side extensions; first floor rear extension; front bay window with porch canopy; first floor side bay window

Applicant: Bosinney Investments Limited

Target Date: 07/04/2015

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Town Council view

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Explosives Safeguarding Zone
Plan Area

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
6. Towns, villages and built environment quality

Policies

- CS1: Sustainable development principles
CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework 2012

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

None relevant

6 RELEVANT PLANNING HISTORY

14/11494 Single-storey side extension; front porch; bay window; two-storey side extension; first-floor side and rear extensions; hard standing. Refused
18/12/2014

14/11209 Single-storey side extension; front porch; bay window; two-storey side

extension; first-floor side and rear extensions. Withdrawn by applicant
20/10/2014

7 PARISH / TOWN COUNCIL COMMENTS

Totton and Eling Town Council – Recommend refusal. The application follows two previous schemes at the same site which were recommended for rejection by the Town Council. The latest application showed some improvement to the rear extension which had a reduced ridge height and a hipped design rather than a gable end. The members were largely in agreement that the change had negated the loss of light and amenity to neighbouring properties which was the main reason for objection to previous proposals. However there were still major concerns from Members about the overall quality of design, believing that this would have a negative impact on the street scene. The contrived and ungainly design was at odds with the simple forms of both the original building and neighbouring properties.

8 COUNCILLOR COMMENTS

None received

9 CONSULTEE COMMENTS

Land Drainage - No comment

10 REPRESENTATIONS RECEIVED

10.1 Six letters of representation have been received.

10.2 Two in support for the following reasons;

- Principle of development appropriate in this location
- Design of third bedroom is subservient and will have no detrimental impact on visual amenity or the amenities of neighbouring properties. The proposal will enable renovation of this property and make a positive contribution to its surroundings.

10.3 Four raising objection for the following reasons;

- Latest submission does not adequately address previous concerns
- Design out of context and character. Inappropriate materials
- Accommodation provision would be sub-standard in size
- Overdevelopment which will set a precedent
- Proposal would reduce quality of life for residents
- Loss of light to kitchen and kitchen and dining room of No. 112 and kitchen window of No. 108, no demonstration of shadow diagrams provided
- Loss of privacy to bathroom window of No. 108 from new side window and rear patio area of No. 112
- Impact on outlook and loss of privacy in respect of bungalows on Sedgfield Close
- Access to undertake works will need to be gained from neighbouring sites
- Concerns over potential future use, and intensification of use as an HMO
- Legal agreements should be used to; preclude any future use of the dwelling as an HMO; preclude further development at the rear of the property or any outbuildings; to ensure adequate family sized internal

- accommodation; and to control construction works.
- Insufficient public consultation

11 CRIME & DISORDER IMPLICATIONS

None

12 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 is not liable for CIL.

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of 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.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

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

14 ASSESSMENT

14.1 The site is within a residential area of Totton. It is a detached property in a narrow plot with neighbouring properties on either side of the site. The

property is of a simple form and design with a wider pitched single storey extension at the rear, extending part way beyond its north-west side. It is clad in brick under a tile roof and has two existing chimneys. The front of the site is open to the road and there is a parking area providing two tandem spaces. The rear garden area is enclosed by a mixture of fencing and hedgerow shrubs.

14.2 Neighbouring premises include No.112 to the north-west and No.108 to the south-east. No.112 is a semi-detached property and has windows at ground and first floor level facing towards the site. No.112's garage is positioned at the rear of the property, alongside the common boundary and between this and the rear of the property is a patio area. No. 108 is a semi-detached property again with a garage adjacent to the common boundary line to its rear. Side windows face towards the site at first and ground floor level.

14.3 This application follows a previous scheme under planning application 14/11494 which was refused for the following reasons;

The cumulative visual impact of the proposed change in cladding materials and various additions to the property would result in an awkward, over complex and unbalanced design at odds with the otherwise simple form and appearance of the existing and neighbouring dwellings. As such this would result in harm to visual amenity on the street scene, contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park and Section 7 of the National Planning Policy Framework (2012).

Due to the relationship with the neighbouring property to the north-west of this site in proximity and orientation, it is considered that the proposed first floor extension at the rear of the property would have an overbearing impact on the outlook of these neighbouring occupiers. Coupled with the additional overshadowing, this would have an adverse impact on the living conditions of these neighbouring occupiers. As such this would be contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park and Section 7 of the National Planning Policy Framework (2012).

14.4 This proposal again seeks consent for various extensions to the property on its front, rear and side elevations. Changes from the previous scheme see the retention of the existing facing brick opposed to the addition of render and a reduction in the height and change in form of the first floor rear extension. This element now sees a recessed ridge line and hipped roof, with the window provided in part within a dormer projection. The projecting oriel style window has been reduced in size and the support below omitted. The roof of the front side single storey extension has also been reduced in height.

14.5 These proposals would still see a number of additions to the property however in their cumulative scale this would not be inconsistent with development which could be expected in such a residential area. The extensions to the front and side of the property would be comparatively modest additions, reflecting the roof form of the existing dwelling. Furthermore, the retention and use of brick cladding would see a more limited change in the appearance of the dwelling. Similarly, the use of hanging tile cladding would be consistent with that used on adjacent dwellings. Although the oriel style window would project to the side of the property, given its reduced size and set back position it would be

recessive in terms of street scene views.

- 14.6 The rear extension has been altered in form such that it would appear as a clearly subservient addition to the dwelling. Although the first floor addition would project beyond the two storey extent of neighbouring dwellings, given the individual character of this dwelling and scale of the proposal this is not considered detrimental to the wider character of the area. Overall the proposals are now considered to be acceptable in their design, sympathetic to the character and form of the existing dwelling and have acceptable impacts on visual amenity among the context of this varied suburban street scene.
- 14.7 Given the narrow width of the site and close relationship with neighbouring properties, a key issue is the impact on the residential amenity of neighbouring occupiers. With reference to the previously refused scheme it is noted that there were concerns over the impact of the first floor rear addition on the property to the north-west of the site, No 112. The cumulative impact of the full height design of the first floor extension and resulting overshadowing was considered harmful to the living conditions of those neighbouring occupiers.
- 14.8 This application now proposes a first floor addition of recessed ridge height and fully hipped roof design, which will reduce its bulk. As previously noted, overall this change would increase the visual subservience of the extension which, as a consequence, would improve the outlook from neighbouring sites. Given the increase in height it is acknowledged that there would be some additional overshadowing of No.112. However, given their relative separation and orientation, it is not considered that this would result in significant adverse impacts on the residential amenity of the neighbouring occupiers. Due to the scale of the proposals, the separation and relative orientation relative to No.108 this would also not result in any harmful loss of light to these neighbouring occupiers.
- 14.9 New first floor side elevation windows would enable views towards neighbouring properties, however, subject to the retention of these with obscure glazing, this would maintain the privacy of neighbouring occupiers. The rear first floor addition would see the inclusion of a dormer style window which would enable views of the rear garden areas of neighbouring sites. However, given its size, orientation and that it would serve a bedroom, the potential impact is considered acceptable. In respect of other windows, given its modest size, orientation and position within the bedroom, views from the oriel window would be limited and consequently not lead to any harmful loss of privacy. The window at the top of the stairs would be small and, given the relationship with neighbouring sites, should again not result in any harmful impacts.
- 14.10 Parking provision under this proposal remains as detailed in the previous scheme, showing two standard size parking bays. The dwelling already benefits from an access and having consideration to the New Forest District Council parking Supplementary Planning Document which recommends 2 parking spaces for 2 or 3 bedroom dwellings; the proposed increase in the size of the dwelling by one bedroom is unlikely to result in demonstrable harm to highway safety through additional vehicular activity. As such the impact on highway safety would be acceptable.
- 14.11 In response to other third party comments received, all plans have been

drawn to a recognised metric scale and there is no additional requirement for dimensions to be stated on submitted plans. The details submitted are considered sufficient to assess the impacts of the application and it is noted that boundary treatments have been detailed on the plan which, as drawn, would fall under permitted development. The proposed external materials would not be render or UPVC cladding, but brick and hanging tile as detailed on the submitted application documents. Publicity of this application has been undertaken in accordance with the Council's usual protocol.

14.12 Given that these are modest extensions to a residential dwelling, with an increase of only one bedroom the potential intensification of use would not be out of keeping with this residential area. Works associated with the development would be of limited scale and for a temporary period such that it is not considered reasonable or necessary to attach conditions relating to construction.

14.13 The Drainage Engineer has been consulted and has no comments to make. Foul water drainage would be a matter considered separately under building regulations. There is no requirement for the submission of sustainability information in the case of this application. The biodiversity checklist has been completed by the applicant and in this residential context and given the nature of the proposals, an ecological report is not considered necessary. Any approval would not convey rights for entry to neighbouring land. This would be a private matter for the applicant.

14.14 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.

15. 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 plan: 15/07/SK/1

Reason: To ensure satisfactory provision of the development.
3. New first floor windows shown to be obscure glazed on the side elevations

as detailed in Drawing No 15/07/SK/1 shall at all times be glazed with obscure glass and fixed shut other than fanlight openings.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

4. The tiles to be used as the external facing material for the roof and bricks to be used as the external facing material for the walls shall match those used on the existing building.

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.

5. Before development commences, samples or exact details of the tiles to be used as the external facing material for the walls 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.

Notes for inclusion on certificate:

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.

Further Information:

Householder Team
Telephone: 023 8028 5345 (Option 1)



New Forest
DISTRICT COUNCIL

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**Planning Development
Control Committee
May 2015**

Item No: 3(i)

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Calmore Road
Totton

App No 15/10132
SU3413

Scale 1:1250

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

