

Application Number: 17/10680 Full Planning Permission

Site: KEBLE, 7 CHRISTCHURCH ROAD, KINGSTON,
RINGWOOD, BH24 3AX

Development: Raise ridge height; dormers & rooflights in association with new
first floor; Juliet balcony; porch

Applicant: Ms Thornton

Target Date: 08/08/2017

Extension Date: 15/09/2017

RECOMMENDATION: Grant Subject to Conditions
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Case Officer: Jim Bennett

1 REASON FOR COMMITTEE CONSIDERATION

Contrary Town Council view.

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Built-Up Area

Core Strategy

CS2: Design quality

Local Plan Part 2 Sites and Development Management Development Plan Document

None relevant

Supplementary Guidance

SPD - Ringwood Local Distinctiveness Document

3 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

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

4 RELEVANT SITE HISTORY

15/11319: Single storey rear extension - granted November 2015

16/11579: Raise roof height; dormers and rooflights and Juliet balcony -
refused January 2017 due to harm to street scene and adjoining
amenity

5 COUNCILLOR COMMENTS

No comments received

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council: recommend refusal

The Committee recommended refusal due to the proposals bulk and height to the rear of the property. It would result in overdevelopment of the site, loss of light to No 8, loss of privacy and create overlooking issues, with the full height first floor bedroom window impacting obtrusively on the neighbours amenity. The proposal would appear out of keeping in this uniform row of bungalows, out of character with the street scene and contrary to the Ringwood Local Distinctiveness SPD.

7 CONSULTEE COMMENTS

No comments received

8 REPRESENTATIONS RECEIVED

An objection has been received from the adjoining occupier at no. 8 Christchurch Road, who considers the proposal to be contrary to the provisions of Policy CS2 for the following reasons:

- Overbearing impact
- Overdevelopment
- Harmful impact upon outlook
- The ridge height of the proposal would be out of character with the street scene

The Ringwood Society notes that whilst the application is understandable, the dwellings are identified in the Ringwood Local Distinctiveness Supplementary Planning Document as being "important in their unobtrusiveness in this rural edge location".

Amended plans to remove the balustrade and reduce the level of glazing to the rear were received on 18th August 2017. Any further comments following re-consultation will be reported to the Committee.

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.

The applicant sought the Council's pre-application advice on how to address the reasons for refusal for the previous submission, which resulted in the scheme now submitted. The applicant agreed to further amendments being made during the course of determination to address the impact of the proposal on neighbouring privacy, resulting in a scheme which officers feel able to support.

12 ASSESSMENT

- 12.1 The property is a detached bungalow located within a row of properties in the built-up area on the rural edge of the town of Ringwood. The bungalow has recently been altered following implementation of a single storey extension (ref. 15/11319) across the width of the dwelling to the rear, which the current proposal would oversail. The Distinctiveness Document identifies the row of bungalows of which no. 7 Christchurch Road is one, within the Southern Approach Character Area. The row of bungalows is identified as being important in their unobtrusiveness in this rural edge location.
- 12.2 The proposal is to increase the height of the bungalow by 0.5 m to create first floor accommodation over the footprint of the existing bungalow, with a side dormer to the south and side porch to the north. The Juliet balcony previously proposed has been removed from the scheme and ridge heights and dormers reduced in scale and massing, seeking to overcome the reasons for refusal of 16/11579.
- 12.3 The main considerations are the impacts on visual and residential amenity in light of the guidance offered by Policy CS2 and the Local Distinctiveness Document.
- 12.4 The alterations to create a dormer window in the front roof slope would be in keeping with other dwellings in this row further to the south, particularly now that it has been reduced in width, when compared with the refused scheme. However the raised ridge would still sit in a run of bungalows with largely unaltered ridge heights. Furthermore the side elevation of the roof would be visible from the road.
- 12.5 The level of main extension proposed would increase the main ridge height of the bungalow by 0.5m, reduced by 0.5m from the refused scheme. The rear portion of the roof is stepped down by a further 0.5m, 1m lower and with a significantly less heavily massed rear/side elevation than the refused scheme. The revised ridge heights reduce the massing and scale of the extension when compared to the previous, refused submission, making it more subservient and of a form more consistent with the stepped down ridges to the rear of the row of bungalows. The revised proposal is considered to meet the character and local street scene requirements of Policy CS2 of the Core Strategy, the Ringwood Local Distinctiveness Document and The National Planning Policy Framework.

- 12.6 In terms of residential amenity, the proposal needs to be considered in respect of its impact upon the occupiers of nos 8 and 6 Christchurch Road and whether the design and mass of structure proposed would have any overbearing impact, privacy impact or result in any light loss. The revised ridge heights reduce the massing and scale of the main extension when compared to the previously refused submission, making it more subservient and assists with regard to its impact upon the occupiers of nos. 8 and 6 Christchurch Road. The raised roof would be well separated from no. 6.
- 12.7 The implementation of the proposal would effectively enclose an area to the rear of no. 8 where there is a rear facing (sole bedroom) window and side facing (hall) window. This part of the neighbour's dwelling is located 1 m from the common boundary with a projecting rear part separated from this boundary by approx. 4 metres. However, the reduced height of the proposal would be less overbearing than the previous scheme which would limit the loss of outlook and loss of light, particularly as direct sunlight comes from the south and would be unaffected by the proposal. On balance therefore, while there would be some impact on amenity there is not considered to be sufficient harm to justify refusal on this basis.
- 12.8 The first floor window in the rear elevation would be recessed back into the roofslope as a dormer window. The applicant has removed the balustrade and reduced level of glazing originally proposed in light of concerns raised over adjoining privacy. The privacy impacts of the development are now considered to be acceptable, subject to obscure glazing the first floor bathroom windows, removing rights to insert new window openings and ensuring rooflights are inserted with cill heights at 1.7m above finished first floor level.
- 12.9 Consequently, on balance, the proposal would not result in sufficient harm to the character of the area or neighbouring amenity to justify refusal and as such it is recommended for approval.
- 12.10 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: 1:500 - Location Plan, 1:100 - Proposed roof construction with attic bedrooms (elevations) (August 2017) and 1:100 - Proposed roof construction with attic bedrooms (Ground and First Floor) (August 2017),

Reason: To ensure satisfactory provision of the development.

3. The external facing materials shall be Eternit Slates and cement cladding dormer faces as specified on the submitted planning application form.

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.

4. No other windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.

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 first floor bathroom/wc dormer windows in the southern elevation of the approved extension shall be 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).

6. The rooflights in the side roofslopes of the approved development shall be installed with cill heights no lower than 1.7m above the corresponding finished first floor level.

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.

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.

The applicant sought the Council's pre-application advice on how to address the reasons for refusal for the previous submission, which resulted in the scheme now submitted. The applicant agreed to further amendments being made during the course of determination to address the impact of the proposal on neighbouring privacy, resulting in a scheme which officers felt able to support.

2. This decision relates to amended / additional plans received by the Local Planning Authority on 18th August 2017.

Further Information:

Jim Bennett

Telephone: 023 8028 5588



New Forest
DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

David Groom
Service Manager
Planning and Building Control
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

**Planning Development
Control Committee
September 2017**

Item No: 3d

Keble
7 Christchurch Road
Kingston Ringwood
1710680

Scale 1:1250

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

