

Application Number: 17/11144 Full Planning Permission

Site: FERNHILL, POPLAR LANE, BRANSGORE BH23 8JE

Development: Roof alterations including roof lights in association with new first floor; single-storey side and rear extension; car port; front porch

Applicant: Mr Bishop

Target Date: 16/10/2017

Extension Date: 08/11/2017

RECOMMENDATION: Refuse

Case Officer: Julie Parry

1 REASON FOR COMMITTEE CONSIDERATION

Contrary Parish Council view

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

No relevant documents

Supplementary Planning Guidance And Documents

No relevant documents

3 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

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

4 RELEVANT SITE HISTORY

No relevant history

5 COUNCILLOR COMMENTS

No comments received

6 PARISH / TOWN COUNCIL COMMENTS

Bransgore Parish Council: permission: The Parish Council considers the impact of the proposal on the neighbouring properties is acceptable.

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.

The applicant did not use the pre-application advice service available from the Council. The Officer's initial briefing was published on the Council's website which indicated some of the Case Officer's concerns with the proposal. Given the scale of the proposal and the issues raised there was no opportunity for the applicant to amend the application within the Government's time scale for decisions. No request to withdraw the application was received.

12 ASSESSMENT

- 12.1 The property is a detached bungalow which is located on a corner plot at the end of a short row of similarly styled bungalows. There are larger properties in the street with a two storey property on the corner opposite. On the boundary with Poplar Close there is a hedge which runs alongside the property and provides a soft boundary treatment alongside this unmade road.
- 12.2 The main considerations when assessing this application are the impact on the neighbouring property and on the street scene. Amended plans were received which increased the depth of the proposed rear extension.
- 12.3 The neighbour to the west, "Aysgarth", is set away from the shared boundary with the application site and has a detached garage positioned to the rear. This property is on a slightly lower level than Fernhill and has windows on the side elevation closest but, given the degree of separation and the position of the garage, there would not be an unacceptable impact on their amenity in terms of loss of light. The proposed roof lights at first floor which face this neighbour would overlook the side and rear of the garden of "Aysgarth", but could be conditioned to be obscure glazed and fixed shut to protect the neighbour's privacy, should planning permission be granted.
- 12.4 The proposed hip to gable roof alteration would be to the rear of the property and set away from the boundary and therefore would not have a detrimental impact on the street scene when viewed from Poplar Lane. However when viewed from Poplar Close it would have a more striking visual impact. Additionally, the proposal would introduce a car port to the side of the property with a garage behind, which would project forward of the existing garage. The replacement garage would then wrap around the property to a 5 metre deep extension at the rear. While this is all at single storey it would introduce a long roof form along the side boundary of 15.5 metres in length. With the wrap around link to the rear extension it would create a bulky addition which would be visually imposing in the street scene particularly when viewed from Poplar Close. There is an indication on the block plan that the existing hedge would be retained but with the height of the proposed side extension being in excess of the hedge it would still be visible built form close to the boundary with Poplar Close. Furthermore with the close proximity of the proposed addition to this hedge there is no certainty that it could or would be retained. Therefore the proposed garage /carport and reformed roof would be detrimental to the appearance of the existing property and harmful to the appearance of the area. For these reasons, the application is recommended for refusal.
- 12.5 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 this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

13. RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. By reasons of its excessive length, forward projection and prominent corner location, the proposed garage/carport would be visually imposing in its setting and together with the proposed gabled roof extension to rear of the main building, would be harmful to the character and appearance of the existing bungalow to the detriment of the street scene, particularly when viewed from Poplar Close. For these reasons, the proposal is contrary to policy CS2 of the Core Strategy for the New Forest District outside the National Park and core principle number 7, requiring good design, of the National Planning Policy Framework

Notes for inclusion on certificate:

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Further Information:

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