

Application Number: 17/11318 Full Planning Permission

Site: 33 THORNBURY AVENUE, BLACKFIELD, FAWLEY SO45 1YQ

Development: First-floor side extension; front porch

Applicant: Miss Finch

Target Date: 28/11/2017

Extension Date: 18/12/2017

RECOMMENDATION: Refuse

Case Officer: Kate Cattermole

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Plan Area
Aerodrome Safeguarding Zone
HSE Consultation 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

Proposal	Decision Date	Decision Description	Status	Appeal Description
14/11329 Single-storey rear extension (Lawful Development Certificate that permission is not required for proposal)	11/11/2014	Was Lawful	Decided	

5 COUNCILLOR COMMENTS

No comments received

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council: recommend permission.

7 CONSULTEE COMMENTS

No comments received

8 REPRESENTATIONS RECEIVED

2 representations that express full support for the application

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.

No pre application advice was sought prior to the application being submitted. Concerns were raised at the initial briefing, but these have not been responded to. As the application now falls to be determined, significant harm to the street scene and character of the area have been identified and a refusal of this proposal is therefore recommended.

12 ASSESSMENT

- 12.1 The application site consists of a semi detached house situated in an established residential road, in the built up area of Blackfield. The road has a varied street scene, being a mixture of styles and types of dwellings.
- 12.2 The property forms part of a pair of hipped roofed semis with mirrored cropped gables on the front elevations, and connected by an inset recessive 2 storey element. The semis are distinguishable as they have contrasting finishes, the application site having a painted brick finish compared to the brick finish of the other half of the semi. The other notable differences between the two properties are the style of porch and windows. To the west of the application site is another pair of semis, which were built to the same design and also have contrasting external finishes.
- 12.3 The proposed extension would extend out over the existing driveway, and would be open at ground floor level, to allow access to the retained garage to the rear of the dwelling. This open undercroft would be 2.6 m high and 3.2 m wide resulting in an inappropriate, disproportionate and poor frontage to the extension which would be dominant in views from the street scene.
- 12.4 Furthermore, the hipped roof over the extension would continue the existing ridge line and would be flush with the front elevation. Due to the height, form and lack of set back, the proposed extension would erode the proportions of the original house and reduce the dominance of the projecting cropped gable.
- 12.5 Furthermore, design of the side extension and introduction of the front dormer would not be sympathetic to the form of this pair of semis and by reason of its elongated ridge line and siting, the proposed side extension would unbalance the symmetry of these dwellings. As such, by reason of its siting, size and design the proposed two storey side extension would be an incongruous form of development that would be intrusive within the street scene and detract from the appearance of the dwelling and character of the wider area.
- 12.6 The neighbouring property, no 31 Thornbury Avenue, is set away from the side boundary, and although the extension would be closer to this property a separation of a minimum of 3.5 m would be retained. Due to this relationship of these two properties the proposed extension would not adversely impact upon their amenities.
- 12.7 The proposed porch would replace an open porch and extend 2 metres from the front of the property. The neighbouring semi has a fully enclosed porch, and the neighbouring pair of semis also have differing styles of porches on the front elevation. The proposed porch would appear proportionate in scale and form to the existing dwelling and given other porches in the immediate vicinity would be an acceptable form of development in this location. Nevertheless, as a split decision cannot be issued and as there is identified harm arising from the proposed side extension a refusal is justified in this case.

- 12.8 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 reason of its lack of set back, overall size, elongated ridge line and height, the proposed two storey side extension would erode the distinctive proportions of the existing dwelling. Furthermore, the introduction of the front dormer and the open ground floor design of the two storey extension would further undermine the appearance of the property within the street scene and be unsympathetic to the form of existing property unbalancing the symmetry of the pair of semi-detached houses. As such it would be an incongruous and harmful addition adversely impacting upon the appearance of the dwelling and the street scene and detracting from the wider character of the area, contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park, and Chap 7 of the National Planning Policy Framework.

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.

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Further Information:

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**Planning Development
Control Committee**

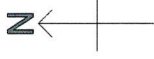
December 2017

Item No: 5h

33 Thornbury Avenue
Blackfield
Fawley
1711318
SU4401

Scale 1:1250

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the internet, it will not be to
scale.



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