

Application Number: 25/10210 Full Planning Permission
Site: LITTLE ACRE, 8 DARK LANE, BLACKFIELD, FAWLEY
SO45 1WB
Development: Two-storey side extension; roof alterations to single-storey front projection and main roof in association with new first floor, including the addition of dormers and rooflights.
Applicant: Mr & Mrs Miller-Harris
Agent: Sanders Design Services Ltd
Target Date: 30/04/2025
Case Officer: Julie Parry
Officer Recommendation: Refuse
Reason for Referral to Committee: Parish Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The principle of development
- 2) Design and impact on local character and appearance of area
- 3) Residential amenity

2 SITE DESCRIPTION

The application site comprises a modest single-storey bungalow set within the built-up area. The land opposite the front of the property is designated as Countryside outside the New Forest. The application site can be viewed along Dark Lane and New Road, as it sits on a prominent corner plot adjacent to the highway. Additionally, this specific part of Dark Lane is characterised by a series of uniform low-level bungalows. It is noted that New Road slopes steeply downwards towards Dark Lane, with the property sited lower than the closest adjacent property along New Road. There are a mixture of properties along New Road which include both bungalows and two-storey dwellings.

3 PROPOSED DEVELOPMENT

The proposal seeks to provide an additional storey to the dwelling within the roofspace, with bedroom accommodation proposed at first floor and within a two-storey pitched-roofed extension to the north-western side, facing New Road, which would also incorporate a newly built utility room at ground floor. The 2-storey extension would have a much greater eaves height than the eaves height of the existing dwelling. Elsewhere, the existing eaves height would be largely retained, with a large dormer proposed within the north-west facing roof space and rooflights proposed in the south-east facing roofscape. The dwelling's ridge height is proposed to be raised by just under 1 metre in height.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
23/10839 Side & rear extensions & roof alterations to single-storey front projection and main roof to facilitate new first floor including the addition of dormers and roof lights	11/10/2023	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council: We recommend permission.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

HCC Rights of Way:

No changes to Public Right of Way; however, applicant should be made aware of the requirements to protect the Right of Way during development which can be added as an informative on any approval.

Ecologist:

A Preliminary Roost Appraisal has been undertaken and no suitable features have been identified on the building, and therefore it has been assessed that bats are unlikely to be present. The findings of the appraisal are accepted.

Environmental Health:

No concerns related to land contamination.

9 REPRESENTATIONS RECEIVED

None

10 PLANNING ASSESSMENT

Principle of Development

As the site is located in the built-up area, the principle of development is acceptable, subject to the consideration of other relevant considerations as set out below.

History

A previous planning application was approved in 2023 which was for roof alterations and a single-storey addition, including dormers. This proposed development has commenced in that the single-storey side extension has been built which forms the utility room. However, this has been constructed larger than the approved plans.

The current application includes these previous additions and alterations, but now includes a two-storey side extension facing New Road. The design of the dormer(s) facing New Road has also been amended.

Design, site layout and impact on local character and appearance of area

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

Paragraph 131 of the NPPF sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 of the Framework also seeks to ensure that decisions add to the overall quality of the area and are visually attractive (criteria a and b).

The principle of altering the roof to increase the ridge height and introduce dormers and rooflights has been set, given that planning permission has already been approved in 2023. Work has commenced on site in the form of building the utility room. However, this has been constructed larger than previously approved. The application description has therefore been changed to include this larger side extension to form part of the proposed two-storey side extension which was not included in the previous planning permission.

As set out above, there is a clear and consistent rhythm of low-level properties along Dark Lane. However, it is recognised that the form of development is more mixed along New Road, which also slopes steeply, so the property to the south 'Springfalls' is set higher. Given that the property is located on a corner position of Dark Lane and at the bottom of New Road, the slight increase in the roof height of the main dwelling is considered acceptable.

However, the proposed two-storey side extension would introduce a starkly discordant feature in a prominent location. With its high eaves and shallow pitched roof, the proposed two-storey extension would not be sympathetic to the scale and proportions of the rest of the dwelling. It would appear as a heavy and incongruous addition, poorly related to the host property and with an awkward relationship with the proposed side dormer.

Furthermore the dormer itself is finished with a hipped roof which is an alien architectural element given the rest of the house is gabled. The dormer is additionally, due to its length, designed with an extensive flat roof which makes this

part of the proposal more tantamount to a first floor roof extension rather than a simple, more traditional dormer window. The design of this part of the proposal creates an awkward juxtaposition of features in the roofscape adjacent to the proposed two storey extension further compounding the harm in the street scene.

The extension's visual harm would be compounded by its prominence within the streetscene, with the extension projecting uncharacteristically close to New Road - such that the built form would be further forward than the other properties in New Road, projecting beyond the perceived building line. The extension would also be awkwardly undercut at ground floor level, thereby emphasising its top-heavy appearance. The resulting development would appear as a disparate addition on the side of the property, compounded by the use of cladding that would simply emphasise the gabled extension's discordant appearance. The extensions as a whole would be too dominant in the street scene along New Road and also out of keeping with the low level bungalows along Dark Lane.

As such, the proposed two-storey extension and associated dormer would appear poorly designed and out of keeping with the bungalow, resulting in an intrusive addition within the street scene, which would detract from the character and appearance of the area. The proposals therefore would not accord with the requirements of Policy ENV3 in terms of high quality design.

In addition to policy ENV3 and to further support the recommendation, paragraph 139 of the NPPF advises that development that is not well designed should be refused.

Highway safety, access and parking

Policy ENV3 requires the integration of sufficient car parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street.

The proposed development would increase the number of bedrooms from 3 to 4 bedrooms. Parking is available within the front garden of the property, and there also appears to be ample scope to park safely on the highway. Therefore, there would not be any highway safety concerns from the increase in bedrooms available on the site. As such, the proposals would comply with Policy ENV 3 in relation to parking provision.

Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

The design of the proposed development is such that the eaves height alongside the shared boundary with Woodacre, 7 Dark Lane, is set at the existing height, with the increased roof sloping away from the boundary. Additionally, its location set off the boundary and positioning in relation to the common boundary would ensure that the proposal would not cause unacceptable effects on the available light or outlook to the adjacent neighbour.

The neighbour to the rear of the site, Spring Falls in New Road, is positioned to the southwest and is positioned sufficiently distant from the development that the proposal would not have a detrimental impact on their outlook or light.

Given that the higher level rooflights on the southeast roof slope would be 1.7m above finished floor levels and the lower rooflight, serving the stairwell, would be set within a non-habitable room, with the stairs proposed to rise up towards the landing, there is not considered to be a need to obscurely glaze these windows.

The proposed windows to the rear elevation would serve a bedroom at first floor and would have views to the side elevation of Spring Falls. With the degree of separation and position of the properties, there would not be an unacceptable loss of privacy on this neighbour's back garden.

Overall, the proposal would not cause unacceptable effects on the privacy, light and outlook available to the adjacent neighbours and, as such, would comply with the requirements of Policy ENV3 in relation to neighbour amenity.

11 CONCLUSION / PLANNING BALANCE

The application has been considered against all relevant material considerations, including the development plan, relevant legislation, policy guidance, government advice and the views of interested third parties.

The proposed two-storey side extension would introduce a large, incongruous addition to the bungalow; with its top-heavy gabled design, high eaves and low pitched roof, along with its awkward relationship with the large side dormer, it would create a poorly designed and dominant addition to the dwelling which would be detrimental to the street scene and character of the area. These adverse effects would be compounded by the extension's intrusive and uncharacteristic forward siting within the New Road streetscene. For these reasons, the proposal would be contrary to Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest outside of the National Park and the provisions of Chapter 12 and in particular paragraphs 131 and 135 of the National Planning Policy Framework (2024), and therefore the recommendation is to refuse planning permission.

12 RECOMMENDATION

Refuse

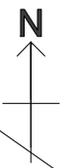
Reason(s) for Refusal:

1. The proposed two-storey side extension would introduce a large, incongruous addition to the bungalow; with its top-heavy gabled design, high eaves and low roof pitched roof, along with its awkward relationship with the side dormer, it would create a poorly designed and dominant addition to the dwelling which would be detrimental to the street scene and character of the area. These adverse effects would be compounded by the extension's intrusive and uncharacteristic forward siting within the New Road streetscene. For these reasons, the proposal would be contrary to Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest outside of the National Park and the provisions of Chapter 12 and in particular paragraphs 131 and 135 of the National Planning Policy Framework (2024).

Further Information:

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New Forest

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PLANNING COMMITTEE

May 2025

Little Acre
8 Dark Lane
Blackfield, Fawley
25/10210

Scale 1:500

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