

Application Number: 25/10587 Full Planning Permission
Site: 5 WILTSHIRE ROAD, BRANSGORE BH23 8BH
Development: Side and rear extensions; new roof to facilitate creation of second floor; rear dormer
Applicant: Mr & Mrs Hayward
Agent: Elmwood Architectural Services Ltd
Target Date: 22/08/2025
Case Officer: Jacky Dawe
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Parish Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Design, site layout and impact on local character and appearance of the area.
- 3) Residential amenity.

2 SITE DESCRIPTION

The application site is located within the Bransgore defined Built up Area. Situated within a road of mainly bungalows with tree lined verges.

The application property is a detached bungalow with a hedge to the front of an area of lawn, a driveway to one side and a garage. The rear garden is of generous proportions. The neighbouring property number 3 has recently undergone roof alterations and extended to accommodate first floor.

3 PROPOSED DEVELOPMENT

Permission is sought for side and rear extensions, to raise the ridge height, a rear dormer in association with a new first floor, and a front porch.

4 PLANNING HISTORY

| Proposal | Decision Date | Decision Description | Status |
|---|---------------|-------------------------------|---------|
| 24/10043 Roof alterations; rear extension; porch; fenestration alterations; roof lights and roof lantern. | 28/02/2024 | Granted Subject to Conditions | Decided |
| 87/NFDC/35114 Extension to garage/addition of utility room wc and summer room. | 25/08/1987 | Granted | Decided |

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy CCC2: Safe and sustainable travel

National Planning Policy Framework 2024

National Planning Policy Guidance

Plan Policy Designations

Built-up Area.

6 PARISH / TOWN COUNCIL COMMENTS

Bransgore Parish Council

Bransgore Parish Planning Committee recommends PAR 4 REFUSAL for the reasons listed below:

Proposed dormer windows out of keeping and will affect privacy for neighbours.

7 COUNCILLOR COMMENTS

No comments received.

8 CONSULTEE COMMENTS

No comments received.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 2

- large plots suit large properties.
- will improve the outlook of the road and create a useable home.
- a local family looking to stay in the village and support community.

Against: 3

- over development and imposing, out of character with other bungalows.
- no3 should not be a precedent.
- puts pressure on parking and traffic.
- parking for a 4-bed property should be 3 spaces.
- bungalows should remain as such to preserve the housing stock.
- three double windows to rear would cause overlooking and loss of privacy.
- side facing bathroom windows should be obscurely glazed.
- overlooks the neighbours on both sides.
- the proposed increase in height will cause loss of light.
- a wildlife pond at no. 9 and a wildlife corridor.
- the applicant had objected to the proposal at no3, should utilise their previous consent which was single storey.

10 PLANNING ASSESSMENT

Principle of Development

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

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.

The character of the road is of predominantly small scale bungalows with hipped and gabled roofs set back from the road behind front gardens which gives it a verdant appearance.

The proposal is for a side and rear extension, with the existing ridge height raised by 1.6m; a rear dormer and a front porch. The proposal would retain the spatial gaps to boundaries and the existing single storey-built form on the north elevation would be removed close to the shared boundary with number 3.

The proposed alterations have been carefully designed to retain the character of the road as much as possible, with only the raised height of the roof and the addition of a roof light to the front, at first floor, with a modest centrally located front porch extension.

The existing property is brick. The proposed materials would be changed to render and cladding to the side gables. However, there are other examples where these materials have been used elsewhere in the immediate vicinity, and so these materials would not appear out of character.

The rear dormer is large with three rear facing windows, however, the dormer is set in from the sides of the roof. As such views of the dormer from the road would be restricted to glimpses through the gaps between the properties and so any impact from the public realm would be limited.

A third party comment refers to no 3 and that these roof extensions to this property should not set a precedent. However, each site is considered on its own merits. Extensions and roof alterations that are being constructed at No 3 follow a recent planning approval (Ref 24/10787). These extensions are very different in design to those proposed by the current application. No 3 has a gable to the front with the bulk of the extensions to the side and rear. The current application has been assessed in the context of the existing street scene and is considered to be acceptable. The current proposals would ensure that the existing character of small-scale bungalows is retained and the verdant nature of the road predominates.

The proposals have been designed to appear proportionate to the existing dwelling and would not appear overly prominent within the street scene or detract from the character and appearance of the area. The proposals are therefore considered to accord with Policy ENV3 of the Local Plan Part 1

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 existing single-storey side extension is proposed to be removed, consolidating the property to a more central position within its plot.

The ridge height would be increased by 1.6m however the roof form pitches away from the front reducing its impact. There would be less bulk when the proposals are viewed from the side than the roof at number 3 which is a gable front and has a roof that extends along the side boundary.

The neighbouring property (no 7) has a blank wall on the side boundary with No. 5 and the proposed footprint would not extend beyond the rear building line of no 7. This neighbour is situated to the south of the application site therefore there will be no harmful impact upon light or overshadowing and other amenity impacts would be minimal.

The plot is of a generous size and the rear garden is approximately 50m in length. There would be three rear facing windows which serve bedrooms in the proposed dormer. These new windows would face the properties to the rear in Merryfield Close. These properties are set at an angle to the rear boundary and given the garden length direct views to these properties or their rear gardens would be limited so as not to affect residential amenity. Potential views from these windows towards the gardens of number 3 and 7 would be oblique and so the impact on amenity would therefore be considered acceptable.

There are proposed to be 2 small side facing windows at first floor level which would both serve bathrooms. It is recommended that these windows are conditioned to be obscurely glazed and non-opening under 1.7m from floor level in order to protect amenity.

Due to the spatial characteristics of the application site and the adjacent properties, the design of the proposed development, its location and positioning in relation to the common boundaries and the neighbouring properties, the proposal would not cause unacceptable effects on the privacy, light and outlook available to the adjacent neighbours. As such it would comply with Policy ENV3 of the Local Plan Part 1

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. Policy CCC2 requires provision to be made for sufficient car parking. The proposals would result in the loss of a parking space within the existing garage and the creation of a fourth bedroom.

The current NFDC Parking Standards for a property with four or more bedrooms is for the provision of three parking spaces. The block plan shows that there is sufficient parking for 2 vehicles on the existing driveway. Whilst a further parking space could be accommodated within the front garden area this would involve the removal of shrubs and landscaping which the applicants did not want to do at this time. As there are no on street parking restrictions no objection is raised to the parking provision as proposed.

As such, the proposals comply with Policies ENV3 and CCC2 of the Local Plan Part 1 in relation to parking provision.

Landscape impact and trees.

Policy ENV4 seeks to retain and/ or enhance landscape features to successfully integrate new development into the local landscape.

The trees and shrubs within the application site are not protected, the increase in built footprint is limited and there should be no pressure to reduce or remove any planting as part of the proposals.

As such the current proposals would therefore comply with Policy ENV4 of the Local Plan Part 1.

11 OTHER MATTERS

Concerns have been expressed about potential impacts on a wildlife pond at number 9. This pond is located outside of the curtilage of the application site and due to the degree of separation between the sites any impacts of the proposals would be negligible. It is noted that the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to a biodiversity net gain condition. However, as this is a householder application it is exempt from these BNG requirements.

Third party comments have also referred to the need to retain bungalows. However, there are no policies which require the retention of bungalows, the application falls within the Built-up Area which considers the principle of development acceptable subject to relevant considerations.

12 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 3rd parties have been taken into consideration. The proposal is considered to be an appropriate form of development. It would have an acceptable impact on the character and appearance of the area and would not adversely affect the amenities of neighbouring dwellings or highway safety. As such, the proposals comply with Policy ENV3 of the Local Plan Part 1 and therefore, the recommendation is to grant planning permission.

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:

SITE LOCATION PLAN dated 20th June 2025
24341 - P = PROPOSED ELEVATIONS, FLOOR PLANS AND SECTION PLAN
24341 - E = BLOCK PLAN, EXISTING ELEVATIONS AND FLOOR PLANS

Reason: To ensure satisfactory provision of the development.

3. Prior to its installation, samples or exact details of the cladding to be used including its colour, 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 ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. The first floor bathroom windows on the north and south elevations of the approved development shall be:

- i) obscurely glazed, and
- ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor,

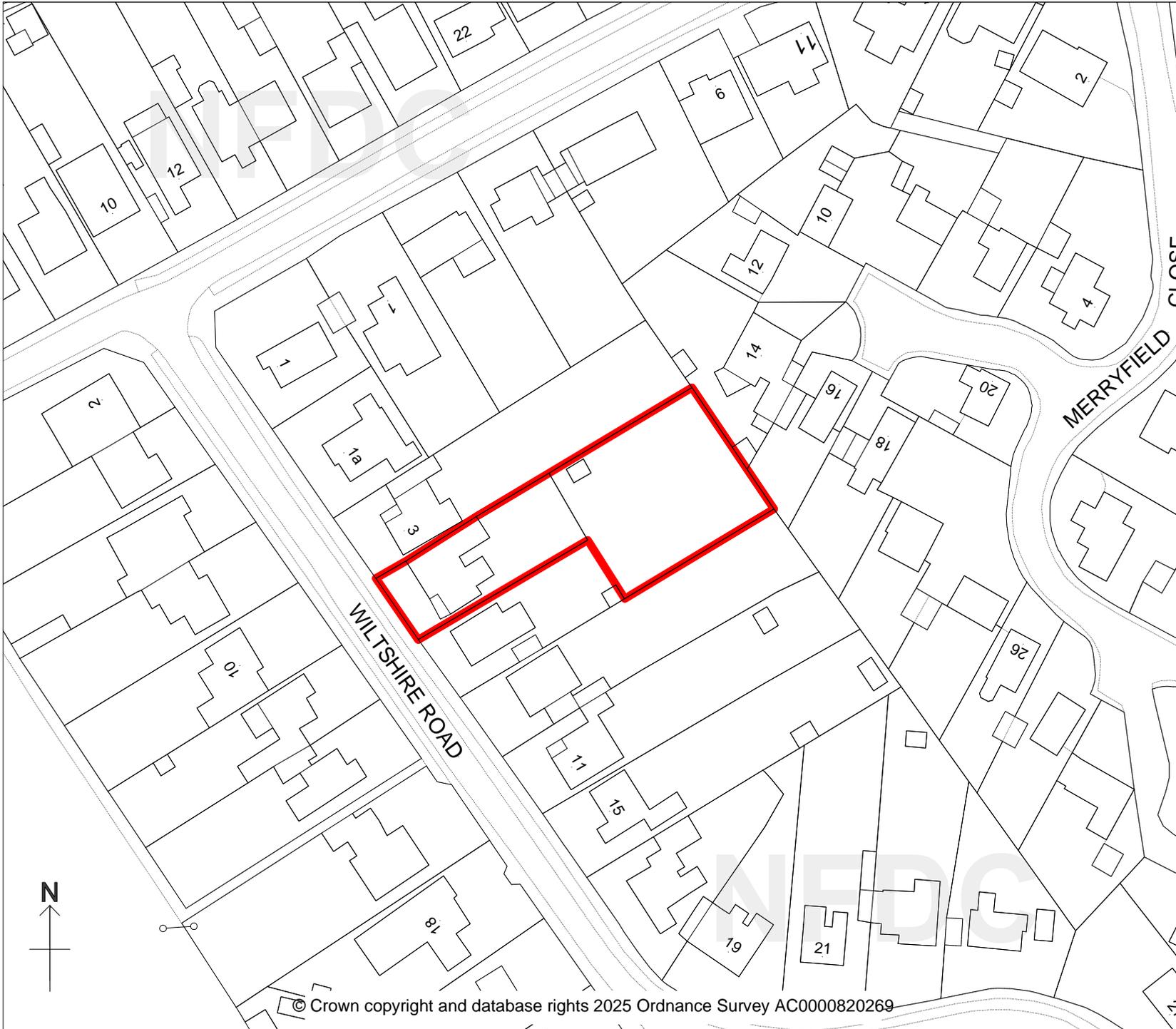
and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

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New Forest

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September 2025

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25/10587

Scale 1:1000

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scale.