

Application No: 17/00105/FULL Full Application

Site: Ria House, Ringwood Road, Woodlands, Southampton, SO40 7GX

Proposal: Detached garage with storage over

Applicant: Assure Healthcare Group Ltd

Case Officer: Carly Cochrane

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Tree Preservation Order

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP12 Outbuildings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend Refusal: There are concerns over the height and size of the building. The building would overlook the neighbours property. There are concerns for overdevelopment of the site as a Lawful Development Certificate was issued in 2016 for a single storey outbuilding.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of representation was received from the occupier of the neighbouring property, in objection to the proposal. The concerns raised are summarised as follows:

- Issue with floor area, height and siting of structure
- Plans are incorrect in that they do not show conservatory to rear of Ringwood Villa
- Supporting letter submitted is inaccurate and misleading-application is for a large two storey development and not single storey as stated. No mention or justification as to what the storage area is to be used for/.
- Reference is made to a single storey building to the western boundary of the site [granted a Certificate of Lawful Development] bears no relevance to the application
- Building would be visible from the lounge, kitchen, conservatory, rear bedrooms and patio areas at Ringwood Villa. Also visible from other properties along Ringwood Road and when travelling on the A326/A36. This deters from the residential area
- Structure is more suited to an industrial estate
- Proposed structure cannot be compared to the existing prefabricated outbuilding (which has now been removed)
- (We) have carried out extensive refurbishment of (our) property to enhance views (from our property). The proposal would obliterate this if allowed.
- Proposal would block out light, sunshine and tree views. Overall effect on area would be extremely detrimental.

10. RELEVANT HISTORY

10.1 Application for a Certificate of Lawful Development for proposed outbuilding as ancillary use to the main dwelling (16/0040) Permitted Development 26 July 2016

10.2 Erect detached dwelling and access alterations (99/68115) granted permission on 11 May 2000

11. ASSESSMENT

11.1 The application site is located to the south of the A336 and west of the A326, close to the boundary of the National Park. The dwellinghouse is set to the front of the site, however with a substantial front garden area comprising the driveway which leads to the rear of the dwellinghouse, adjacent to the eastern boundary shared with the neighbouring property of Ringwood Villa. The rear

of the property extends approximately 75 metres to the south, and backs on to agricultural land. A Lawful Development Certificate was granted in 2016, for a detached outbuilding, however this has not been implemented. Following the Parish Council comments, the proposal has been amended to reduce the height of the eaves and ridgeline.

- 11.2 This application therefore seeks planning permission for the erection of a detached outbuilding located adjacent to the eastern boundary, and approximately 8 metres from the rearmost elevation of the main dwellinghouse. The outbuilding would be set back from the boundary by approximately 1.5 metres, and would measure approximately 6.2 metres in width, 6.8 metres in depth, 2.3 metres in height to the eaves and 5.3 metres in height to the ridge of the half-hipped roof. The outbuilding would be constructed of materials to match the main dwellinghouse, with brick elevations and a tiled roof. There would be 2 small windows and 2 rooflights within the rear (southern) elevation, and a pedestrian door to the side (west elevation). Internally, the ground floor would provide a 2-bay garage, and the first floor would be used for storage.
- 11.3 Permission was granted in 2000 for the erection of a new dwelling; the proposed plans for this application show an outline of the 'location of future outbuilding', however no consideration was given to the outbuilding within the officers report at the time, and no elevation or floor plans were submitted or approved. As such, it is not considered that there is an extant permission for an outbuilding to the west of the site.
- 11.4 The Parish Council considered that the building would overlook the neighbouring property, and raised concerns with regard the height and size. Further, there was concern regarding the overdevelopment of the site with regard to the outbuilding granted a Lawful Development Certificate. The Parish Council were contacted upon receipt of the amended plans, however a response was not received prior to the committee report deadline.
- 11.5 A letter of representation has been received from the occupier of the neighbouring property of Ringwood Villa, raising a number of objections to the application as originally submitted. With regard the material planning considerations, the issues are in relation to overshadowing and overbearing impacts of the proposed development. The outbuilding would be set back from the boundary of the application property by approximately 1.5 metres; there is a high close boarded fence between the properties. The rear gardens of the application and neighbouring property of Ringwood Villa are south facing, and are also significant in length (approximately 75 metres). The proposal would be set back from the rearmost elevation of Ringwood Villa by approximately 7 metres, and would align with an area of garden used as a children's play area. By virtue of the orientation of the properties,

it is considered reasonable to suggest that the occupiers of Ringwood Villa may experience a change in the levels of overshadowing to the garden area adjacent to the proposed outbuilding during the late afternoon and early evening hours, however this is not considered to be significantly detrimental to amenity, a significant proportion of garden area would remain without any additional overshadowing, and there would be no overshadowing within any rooms of the dwellinghouse as a result. The height of the outbuilding has been reduced to 5.3 metres, with the eaves at 2.3 metres. The eastern elevation adjacent to the boundary would measure 6.8 metres. This scale is considered to be proportionate and subservient to the main dwellinghouse, and it would not compete in size or appear overly prominent within the plot. Subsequently, it is not considered that the scale would appear unduly overbearing upon the occupiers of the neighbouring property. It is noted that whilst a development may be visible from a neighbouring property, it does not necessarily mean it would cause harm.

- 11.6 The Parish Council were concerned with overlooking into the neighbouring property; the windows and rooflights would be located upon the southern elevation, facing into the rear garden. It is conceded that the rooflights may increase the propensity for overlooking into the rear garden of the neighbouring property; however, as a result of the nature of the outbuilding, which would be incidental to the main dwellinghouse with the use of the first floor of the outbuilding as storage and not as a habitable room, it is not considered that the proposal would result in any adverse loss of privacy. Overall, it is not considered that the proposal would result in any significant adverse impact upon neighbouring amenity.
- 11.7 The property is not located within a conservation area, and the proposal would be located to the rear of the dwellinghouse. Whilst the proposed outbuilding may be visible from neighbouring properties, and across long ranging views from the agricultural land beyond, the proposed outbuilding would be incidental in its scale, and sympathetic to the main dwellinghouse by virtue of the use of matching materials. Many other properties along Ringwood Road comprise outbuildings which are visible within the street scene. As such, it is not considered that the proposal would result in any adverse impact upon the character or appearance of the area.
- 11.8 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP12 and CP8 of the Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 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 Development shall only be carried out in accordance with

Drawing nos: 1701/TP.01, 1701/TP.02A

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 The external facing materials to be used in the development shall match those used on the main dwellinghouse, unless otherwise agreed in writing by the New Forest National Park Authority.

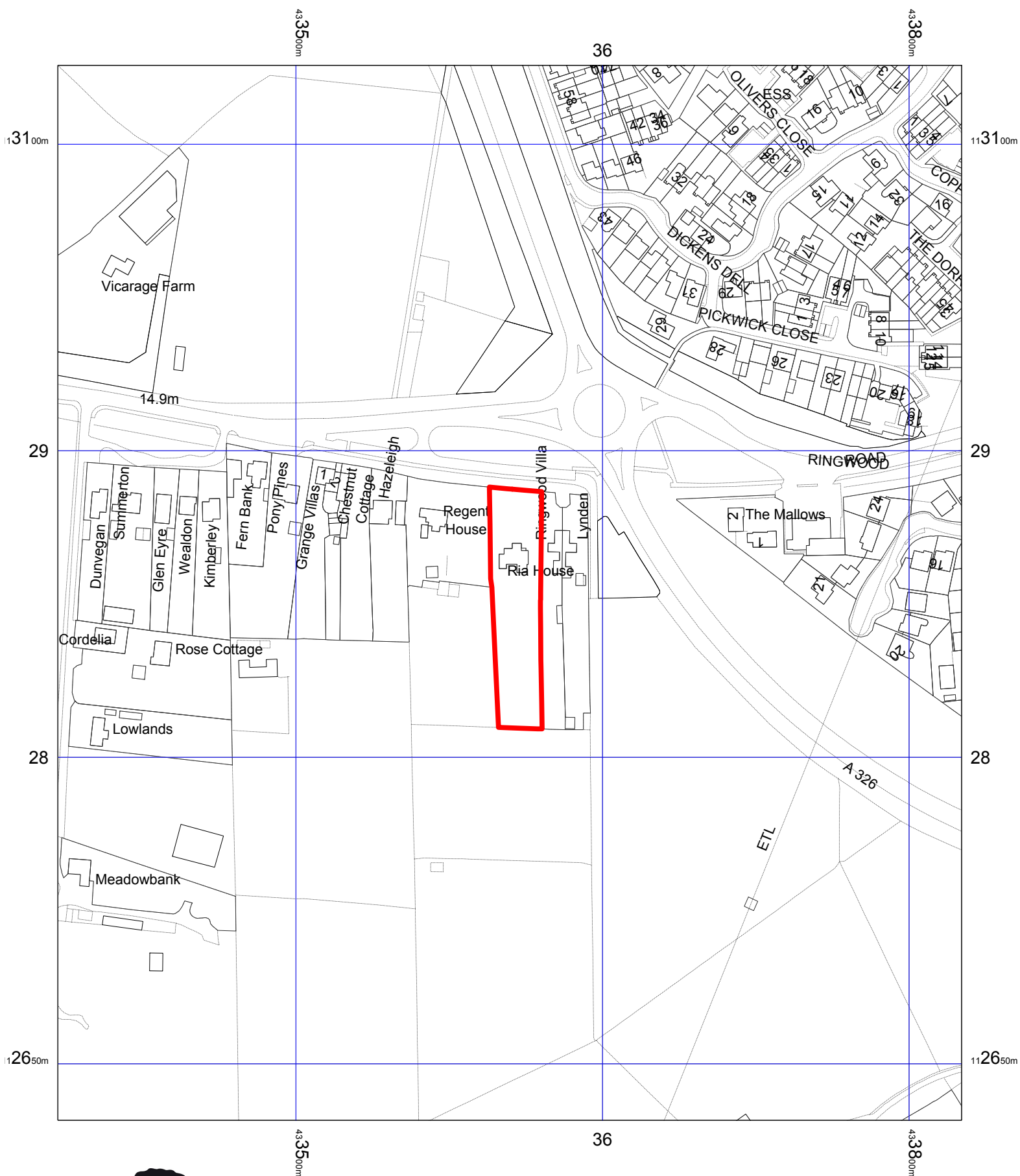
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No windows or rooflights other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

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