

Application No: 16/00023/FULL Full Application

Site: Driftwood, Middle Road, Sway, Lymington, SO41 6BB

Proposal: Retention of decking

Applicant: Dr C Fay

Case Officer: Lucie Cooper

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal: The higher section of the decking in particular has a serious detrimental impact in terms of the visual intrusion and overlooking of the neighbours and thus clearly contravenes DP1 d) - and also CP8. Although neighbours also have decking none is as high or overbearing as this example; feet the awning would add to the overbearing nature. Concern that the application is not accurate in terms of what has already been constructed, need to view the adverse effect on the amenity of the neighbours.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

- 9.1 Letters of objection received from neighbouring properties Enigma and Gorselands on the grounds of overlooking

10. RELEVANT HISTORY

- 10.1 Application for single storey extension; roof alterations to facilitate first floor accommodation; 3No dormer windows; roof lights; pitched roof to existing garage and porch (15/00329) granted on 12 June 2015

11. ASSESSMENT

- 11.1 Driftwood is a rendered bungalow which has recently been extended and refurbished with accommodation in the roof space. The site is within the defined New Forest village of Sway. The site falls away from the road and the rear garden slopes more steeply away from the property. The neighbouring properties are also bungalows with accommodation in the roof space and sloping rear gardens with decking.
- 11.2 This application seeks permission for a split level area of decking to the rear of the property that has already been constructed. The decking sits atop an existing area of terrace which leads down to the lawned part of the garden.
- 11.3 The main issue to consider is whether the decking would result in the overlooking of neighbouring properties to the detriment of the occupiers amenities. Due to the sloping nature of the site the height of the decking is dictated by the floor level of the bungalow. The decking at the lower level is approximately 22 square metres in area and 0.3 metres above ground level (the existing terrace) with steps down to it, and the higher level decking covers 18 square metres and is level with the French windows.
- 11.4 Both neighbouring properties sit at a similar level as Driftwood and have ground floor openings and dormer windows with equivalent decking to the rear which provide views across to the rear of Driftwood. Driftwood also already benefits from ground floor openings (which are set at the same level as the decking) and dormer windows at first floor level which similarly provide views across into the neighbouring properties.
- 11.5 The result is that there is already a degree of mutual overlooking into the rear garden areas of each property given the location of existing openings in the dwellings and the sloping nature of the

sites. The decking the subject of this application therefore would not exacerbate any existing overlooking or lead to a further loss of privacy given the existing views into the rear garden of neighbouring properties predominately from dormer windows. Therefore the new decking does not give rise to materially harmful levels of overlooking and does not adversely affect the existing neighbouring amenity to a degree that would warrant the refusal of the application. The decking is not of a height or prominence which would cause an overbearing effect upon neighbouring property.

- 11.6 Comments have been made in relation to the retractable awning above the area of higher level decking. However this element does not require planning permission.
- 11.7 It is noted that as this is a retrospective application the decking is already *in situ*. The decking as built varies slightly from the proposed plans in that the steps down from the lounge to the lower level decking have been built larger than shown on the submitted plans. The agent has confirmed that the Applicant intends to implement the decking as shown on the plans, should the application be successful. A condition requiring the development to be implemented in accordance with the plans submitted with the application is therefore recommended.
- 11.8 The application complies with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) 2010 and is recommended for approval.

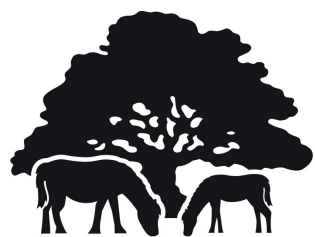
12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The decking the subject of this permission shall be altered so that it strictly accords with submitted drawings numbered 'A1821/11' and 'B18121/9' within 6 weeks of the date of this permission.

Reason: Given the retrospective nature of the application it is appropriate to ensure that works are completed in accordance with the approved plans so the development accords with policies DP1, DP6 and CP8 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

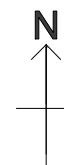
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