

Application No: 15/00833/FULL Full Application

Site: Croadene, Southampton Road, Godshill, Fordingbridge, SP6 2LE

Proposal: Single storey extension; demolition of conservatory

Applicant: Mrs K Buchan

Case Officer: Katie McIntyre

Parish: GODSHILL

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
CP7 The Built Environment
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
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Godshill Parish Council: Support - it is appropriate to the existing dwelling and its curtilage and would have no greater impact on the amenity of the neighbouring properties.

8. CONSULTEES

8.1 Land Drainage (NFDC): No comment

9. REPRESENTATIONS

- 9.1 One representation of support:
- The proposal is a modest and proportionate addition to the existing property. Its appearance is appropriate and complimentary to the form of the existing building.

10. RELEVANT HISTORY

- 10.1 15/00710 - Single-storey extension and porch - withdrawn 20 October 2015
- 10.2 08/93486 - Outbuilding - granted 28 November 2008
- 10.3 04/82858 - Double garage; demolish existing car port and single garage - granted 24 November 2004
- 10.4 95/57460 - Conservatory - allowed at appeal 25 July 1996
- 10.3 90/46303 - Additions to first floor - granted 05 December 1990

11. ASSESSMENT

- 11.1 The application site is a detached dwelling that is sited outside of the defined New Forest Villages within the Western Escarpment Conservation Area. This application seeks consent for a single-storey extension; the existing conservatory would be demolished.
- 11.2 The relevant issue to consider is whether the proposal is appropriate to the existing dwelling and its curtilage. Due to the relationships with the neighbouring dwellings it is not considered the proposal would have a greater impact upon these properties amenities.
- 11.3 It is proposed that the conservatory *in situ* would be demolished and this would be replaced with a larger single-storey addition which would serve a dining room. The proposal would fail to comply with policy DP11 which seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in housing stock.
- 11.4 In accordance with the wording of policy DP11 the base point for calculating the floorspace of the property is at it stood on the 1st July 1982. The Authority's records indicate that the property had a floorspace of approximately 124 square metres as at this date.

The property has already been extended in 1990 to accommodate rooms within the roof space and the conservatory it is proposed to replace was added in 1995. These additions to the property have already resulted in a 54% increase in floorspace which significantly exceeds the 30% maximum floorspace increase which DP11 permits. The proposed replacement extension would be approximately 5.6m² larger than the conservatory it is to replace further enlarging the property and resulting in a cumulative increase in floorspace of 58%. No information has been submitted with the application in relation to exceptional circumstances. The proposal would therefore result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside contrary to policies CP8 and DP11.

- 11.5 It is appreciated that the proposal in itself is not particularly large, however it is important to consider the cumulative impact of extensions in order to avoid the long-term erosion of the character of the locality in accordance with policy CP8 and DP11. If this addition beyond the 30% allowance were to be allowed a similar argument could be used in the future to promote other small scale proposals. That could then lead to further extensions to this dwelling and elsewhere within the National Park which cumulatively would have a serious impact on the character of the National Park. This approach has been supported by the Planning Inspectorate. In July of this year the Inspectorate found that a further 2% increase in floorspace above the 30% allowance conflicted with policy DP11:

"This policy seeks to avoid a long-term and cumulative erosion of the character of the National Park by successive extensions to the dwellings within it. In my view, to be effective in this objective and to provide a reasonable degree of clarity and certainty, the policy must be applied both rigidly and consistently even in circumstances where, as in this case, the mathematical increase in floor area is relatively modest. To do otherwise would open the door for successive extensions to dwellings that would then cumulatively erode the landscape and scenic beauty of the National Park" (APP/B9506/D/15/3004446).

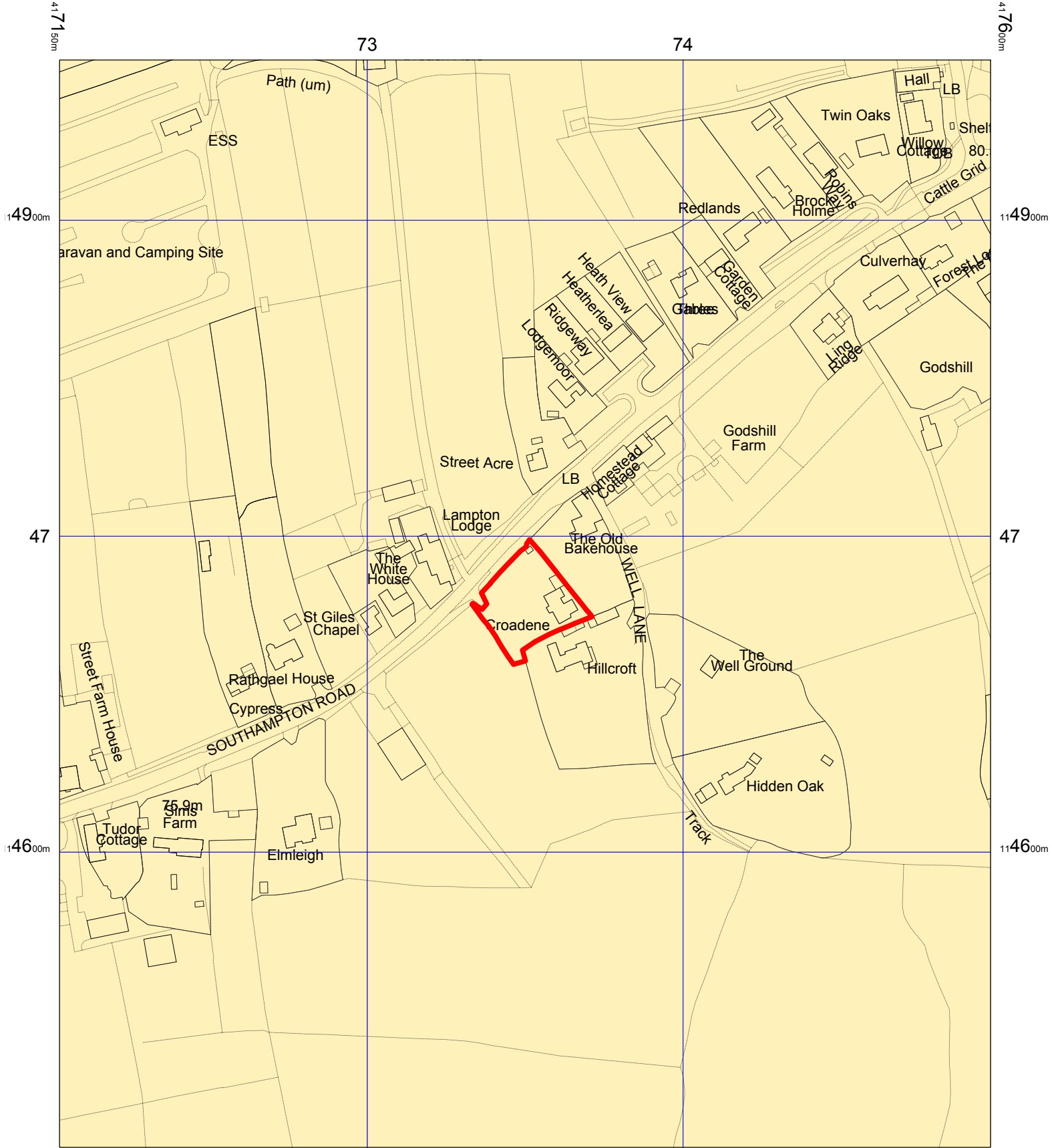
- 11.6 The applicant has been made aware of the concerns in relation to the proposal and has been informed that the Authority would not object to an extension of the design proposed if it were to have the same floorspace as the conservatory *in situ* as this would not then result in any further increase in floorspace above that already in place.
- 11.7 The proposal would fail to comply with local and national planning policy, particularly the Authority's policy on domestic extensions DP11, and consequently it is recommended that planning permission is refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account previous enlargements, would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside.



New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

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