

Application No: 16/00054/FULL Full Application

Site: 4 Warton Close, East Boldre, Hampshire, SO42 7WW

Proposal: Two storey front extension

Applicant: Mr & Mrs J Mitchell

Case Officer: Deborah Slade

Parish: EAST BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Application from Officer of the National Park Authority.

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP8 Local Distinctiveness
DP11 Extensions to Dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

East Boldre Parish Council: No comments received at time of writing report; any Parish comment received will be reported at the Committee Meeting.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 No representations received at the time of writing the report.

10. RELEVANT HISTORY

- 10.1 No recent planning history

11. ASSESSMENT

- 11.1 Wartons Close comprises a *cul-de-sac* of mid-20th Century suburban development just outside the Forest South East Conservation Area. 4 Wartons Close is a semi-detached property with first floor tile hanging, set forward of its adjoining neighbour. Permission is sought for a one and two storey front extension.
- 11.2 The extension would protrude by just over 1 metre from the front of the dwelling, and the two-storey element would be set on the far side of the adjoining house, some 3m away from the shared boundary. As it would be at the north of the adjoining property, it would not result in loss of light. The extension would be around 3m away from no. 2 Wartons Close, to the north, and similarly the distance between the two would prevent significant impact.
- 11.3 In character, the front extension would emulate the gabled form of 17 Wartons Close, which is nearby in the same group of dwellings. As such its form would not be out of character or inappropriate for its setting. The extension would be on the far side of the dwelling from the Conservation Area and would not affect views into or out of the Conservation Area.
- 11.4 The extension would add a further 14% to the existing floorspace to the house, within the limits of Policy DP11. In all other respects, the extension is considered to be appropriate to the dwelling and its curtilage and therefore the proposal is considered to comply with Policy DP11.
- 11.5 There is a blossom tree at the front of the site, which it is intended to retain. The tree is not subject to protection measures and is of ornamental value rather than any specific public amenity. It is unlikely that protected species would be affected due to the nature and scale of the development.
- 11.6 Overall it is recommended that consent is granted subject to conditions.

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 The external facing materials to be used in the development shall match those used on the existing building, 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).

Informative(s):

- 1 The application does not state how surface water will be discharged. There should be no increase in flow to any surface water system or watercourse. Building Control will advise on the disposal of surface water.



NEW FOREST
NATIONAL PARK

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Date: 25/02/2016

Ref: 15/00054/FULL

Scale: 1:1250

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