

Application No: 16/00128/FULL Full Application

Site: 12 Clarence Road, Lyndhurst, SO43 7AL

Proposal: Single storey rear extension

Applicant: Mr Ibbotson

Case Officer: Emma MacWilliam

Parish: LYNDHURST

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
DP11 Extensions to Dwellings
DP6 Design Principles
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

Lyndhurst Parish Council: Recommend that permission be granted for the following reasons;

- There has been similar development in the area and the application tidies up the existing.

- The proposals would not unduly affect neighbouring property or the adjoining Conservation Area.
- There would not be any effect on the street scene.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter from the occupiers of the adjoining property stating that they are content for the development to go ahead as proposed.

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 The application site is a semi-detached dwelling that is sited within the defined village of Lyndhurst just outside the Lyndhurst Conservation Area. The property is sited in an area which is characterised by similarly designed properties, although some of these are modern infills. This application seeks consent for a single-storey rear extension.
- 11.2 The relevant issues to consider are:
- The impact upon the character and appearance of the area and the setting of the adjacent Conservation Area;
 - Whether the addition is appropriate to the existing dwelling and its curtilage; and
 - The impact upon the amenities of the neighbouring properties.
- 11.3 With regards to the floorspace restriction contained within Policy DP11, the property in question is not classified as a small dwelling and therefore as the property lies within the Defined Village of Lyndhurst it is not subject a specific floorspace limit. However, Policy DP11 seeks to ensure extensions would be appropriate to the dwelling and its curtilage and the proposal would also need to be compliant with the other relevant policies of the Core Strategy (specifically DP1 and CP8).
- 11.4 It is proposed to remove the existing single-storey glazed rear lean-to extension and the rear attached outside toilet and replace this with a larger single storey addition which would wrap around the two storey rear projection. The proposed extension would project approximately 7.3m from the rear wall of the main dwelling and 4.1m from the two storey rear projection. It would be of shallow pitched roof design and would have a ridge height of 3.5m and an eaves height of 2.6m. It would be sited along the shared boundary with No.10, and would be 1.5m away from the boundary with no. 14.

- 11.5 It is considered that the proposed extension would be overly dominant on the main building and would not appear appropriate due to its overall footprint and scale as a result of its significant projection from the main building. In addition the pitch of the roof is at odds with the existing roof pitches of the building, which is not ideal in design terms, and would therefore fail to integrate with the existing design and character.
- 11.6 Accommodation at ground floor level would increased by 21.3 square metres, from 41 square metres to 62.3 square metres. Whilst specific floorspace limitations do not apply within the perimeter of the Defined Village, it is considered that the combined impact of significant enlarging the dwelling's footprint, the 7.3m rearward projection and the increase in floorspace at ground floor level would result in a development which would appear out of scale with the existing house and its narrow back garden. The proposed extension would therefore fail to be appropriate to the dwelling or its curtilage and would have a harmful impact upon the character of the surrounding area. The proposals would therefore fail to adhere to guidance set out within the supplementary Planning Document 'Design Guide' in terms of the need to allocate additional floorspace to subservient additions and ensuring an appropriate scale.
- 11.7 Whilst the proposals would not be directly visible from Clarence Road, it is not considered that the existing scale and character of the building, nor the character and setting of the adjacent Conservation Area, would be preserved or enhanced. As such it is not considered that the current proposals would not comply with Core Strategy Policies DP1 or CP8. If this development format were replicated along other properties in the street, it would result in an overdevelopment of the gardens and immediate setting of the modest houses.
- 11.8 With regards to neighbouring amenity, the proposals would not give rise to a material or significant impact upon No. 14 to the north. The proposed extension would not extend beyond the rear building line of number 14 and as such it is not considered the proposed development would have a greater impact upon this property's light or outlook. Similarly, there would also not be any notable overlooking. Existing boundary screening would also mean that the majority of the extension would not be visible from No. 14.
- 11.9 The applicant has provided amended plans which remove a velux window to reduce overlooking toward first floor windows of No. 10. The neighbouring property to the south, No.10, has a modest single-storey rear glazed lean-to extension along the boundary with the application site. There is also a single storey rear projection which abuts the two storey rear projection. This property has two ground floor windows on its northern elevation

which would face directly toward the proposed extension. These elements have not been included on the applicant's block plan and as such this does not provide an accurate representation of the relationship between the properties. Therefore an exact figure for a separation distance between the side windows and the proposed extension has not been possible to provide, however this is estimated to be approximately 3.5m. The proposed extension would be sited immediately adjacent to the lean to at this property.

- 11.10 Whilst the applicant has submitted a document signed by the applicant which states that they are content for the works to go ahead as proposed, it is considered that the relationship between this neighbouring property and the proposals would give rise to adverse impact for both current and future occupiers. It is considered that the 7.3m projection of the proposed extension alongside its 3.4m height and proximity to the boundary would have an adverse impact upon the outlook from the side windows and rear garden area of No. 10 which would give rise to material harm to its occupiers. The extension would appear unduly prominent and overbearing when viewed from this neighbouring property. As such despite the letter signed by the neighbours, the National Park Authority is concerned that there would be a materially harmful overbearing impact which would warrant the refusal of the application.
- 11.11 The comments made by the Parish Council in relation to other development in the vicinity are noted. The applicant has provided supporting information for the proposals by referring to other extensions to properties along this stretch of Clarence Road, most particularly at No's 14 and 16. Again, these have not been included on the applicant's block plan to allow a direct comparison as part of this application.
- 11.12 There is no planning history of the extension at No. 14 and as such it has not been possible to make any direct comparison in terms of dimensions and design. The impact upon the amenity of the occupants of No. 16 was therefore never assessed under a planning application.
- 11.13 Looking at the drawings submitted with the planning application ref 13/00951 for a single storey extension at No. 16 Clarence Road the relationship between No's 14 and 16 and No's 12 and 10 is different and not directly comparable. The applicant claims that the rear extension at No. 16 is 'very similar to that of No. 14'. Measuring from the plans for the 2013 application the single storey extension proposed and approved had a projection of approximately 4.5m from the main house and 1.5m from its two storey rear projection and a height of 2.8m to the top of the flat roof. The extension at No. 14 is shown on those plans to have a projection of 5m from the main house as opposed to 7.2m which the applicant claims.

11.14 To quote from the Case Officer report for this previous application;

'With regards to neighbour amenity, the neighbouring property to the south, number 14 already has a single-storey rear extension which abuts the boundary with the application site. Apart from two rooflights which due to their siting would not be affected by the proposed flat roof there are no side windows in this addition. The proposed extension would not extend beyond the rear building line of number 14 and as such it is not considered the proposed development would have a greater impact upon this property's light or outlook'.

11.15 As such this development does not support the current proposals since the two developments have a different relationship with their neighbours. In fact this case further supports the Authority's view that outlook is an important consideration when assessing proposals for extending these properties by making specific reference to the fact that there would be no greater impact upon outlook or light due to the absence of side windows at No. 14 and the modest projection of the proposed extension.

11.16 To conclude, Policy DP1 requires that amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking or shading. It is not considered that the proposal meets with this requirement, due to the excessive length and width as well as proximity of the proposed extension, and the consequent overbearing effect and loss of outlook to No. 10. The applicant has been made aware of the concerns of the National Park Authority in relation to the application and has been afforded the opportunity to provide amended plans with the suggestion of setting the extension in away from the boundary and reducing its rearward projection, however this has been declined. Refusal is therefore recommended.

12. RECOMMENDATION

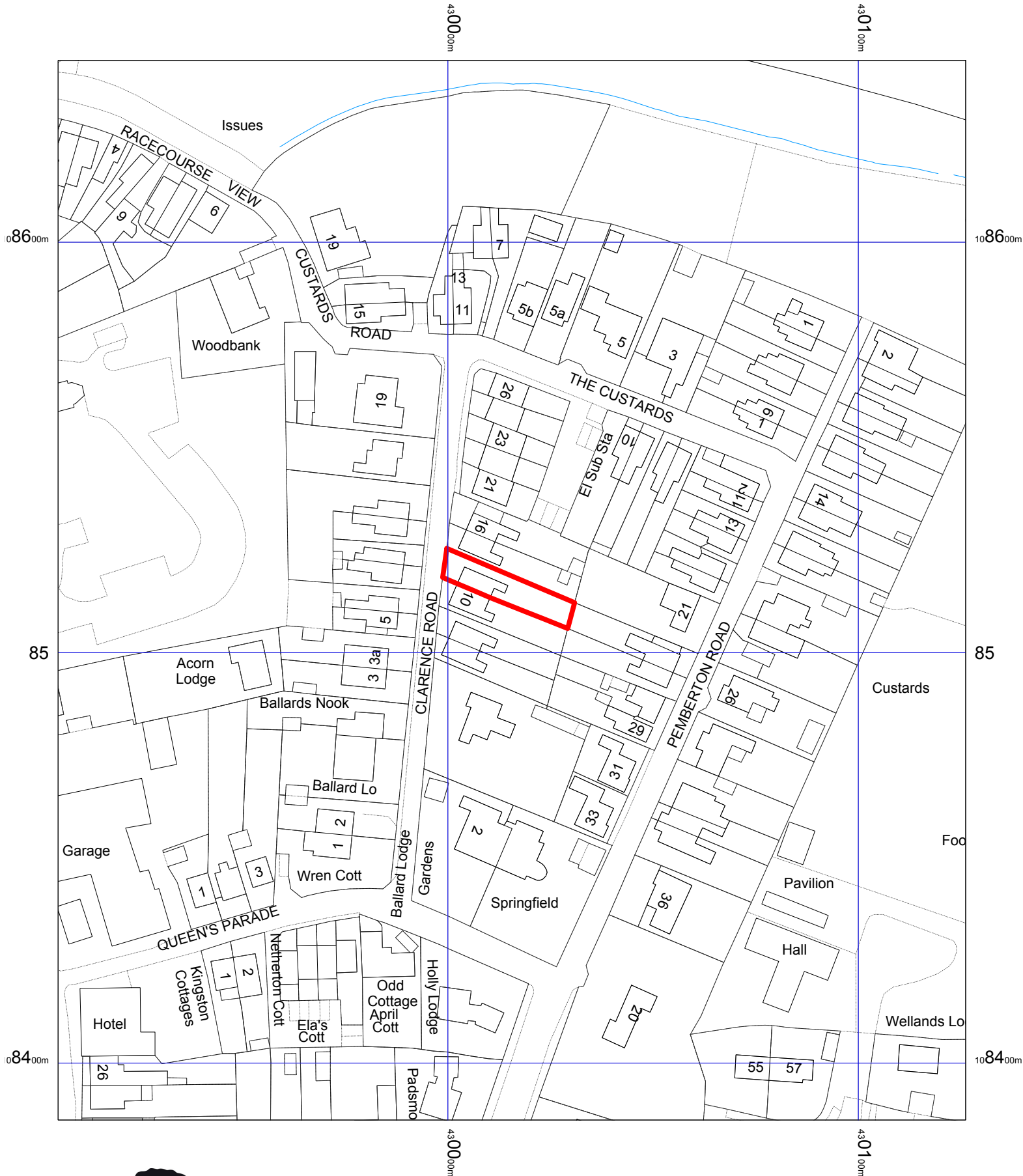
Refuse

Reason(s)

1. The proposed development, by way of the combined impact of the proposed extension footprint, the 7.3m rearward projection, 3.4m height and the increase in floorspace at ground floor level, would appear out of scale with the existing house or character of the surrounding area. The proposed extension would fail to preserve the character and appearance of the existing building or the character and setting of the wider area (including the adjacent Conservation Area). The proposal would therefore be contrary to the requirements of Policies DP1, DP11, DP6 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the

requirements of the Design Guide Supplementary Planning Document.

2. The proposed extension would, by way of its 7.3m projection, 3.4m height and proximity to the boundary, have an adverse impact upon the outlook from the side windows and rear garden area of No. 10. The extension would appear unduly prominent and overbearing when viewed from this neighbouring property, which would give rise to material loss of residential amenity to its occupiers. The proposal would therefore be contrary to the requirements of Policies DP1 and DP11 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



NEW FOREST
NATIONAL PARK

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