

Application No: 16/00435/FULL Full Application

Site: Moorhaven, Abbotswell Road, Frogham, Fordingbridge, SP6 2JA

Proposal: Single storey rear extension, cladding; replacement front and side porches (Demolition of existing conservatory)

Applicant: Mr R Fenwick

Case Officer: Carly Cochrane

Parish: HYDE

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
Hyde Village Design Statement

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

Hyde Parish Council: Recommend refusal for the following reasons:

- The application is not in keeping with the surrounding area (contrary to NFNPA planning policy DP6). Parish Council would prefer a pitched

roof rather than a flat roof.

- Proposed work is not in keeping with the existing dwelling (contrary to NFNPA planning policy DP11).
- Environmental concern regarding the large expanse of glass that will face Hyde Common (SSSI area). Concerned about light pollution.
- Proposed work will not enhance the character or appearance of the conservation area.

8. CONSULTees

8.1 Building Design & Conservation Area Officer: No objection raised

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Erection of house and double garage and store with construction of a pedestrian/vehicular access (existing outbuildings to be demolished) (NFDC/85/30414) - granted permission on 4th April 1986

11. ASSESSMENT

11.1 The application site comprises a two storey detached dwellinghouse located to the southern side of Abbotswell Road and within the Western Escarpment Conservation Area. The properties along this side of Abbotswell Road back onto the New Forest Site of Special Scientific Interest (SSSI). The dwellinghouse is constructed of brick, with a timber clad lean to enclosed porch to the side; slate roof and aluminium framed windows. There is an existing rear conservatory and porch overhang to the front. The property is not located within a Defined New Forest Village and is therefore subject to the 30% floorspace restriction under Policy DP11.

11.2 This application seeks planning permission for the 4 separate works, detailed as follows:

- Single storey rear extension, measuring 3.4 metres in depth, with a roof overhang projecting a further 800mm; 3 metres in height to the flat roof and comprising 2 roof lanterns. The extension would be clad in oak, with a zinc roof and would comprise 2 sets of bi-folding doors.
- Oak timber feather edge cladding to the upper half on all external walls
- Replacement oak framed front porch to match that existing
- Replacement oak framed side porch, open to the front and side

- 11.3 The construction of the property was granted in 1986, and the dwellinghouse was originally built with the existing conservatory and porches, and therefore these are included within the floorspace calculations. The proposals would result in an increase in floorspace of 13%, and therefore would comply with Policy DP11 of the Core Strategy.
- 11.4 The application property is set forward within its plot in comparison with the property to the side (west), and is roughly aligned with the property to the side (east). There is sufficient spacing and screening between the application property and its respective neighbours, and by virtue of the single storey nature of the proposed extension, it is not considered that the proposals would result in any adverse amenity impact.
- 11.5 It is not considered that the proposed replacement porches or oak cladding would result in any adverse impact upon the character or appearance of the main dwellinghouse or the Conservation Area within which the property is located. The materials are traditional, and would contribute towards creating a more rural appearance.
- 11.6 Concern has been raised by the Parish Council relating to the design of the rear extension being incongruous with the existing dwelling; its location within a conservation area and adjoining the SSSI; and light pollution onto the SSSI. As a result, the Parish have recommended the application be refused.
- 11.8 The Building Design and Conservation Area Officer was consulted on the application. It is noted that the dwellinghouse is not listed, and is considered to have a neutral impact upon the Western Escarpment Conservation Area. Whilst the house is constructed from traditional materials of red brick and slate, its appearance is reflective of a late 1980s building design, and therefore the property is not of any special historic or architectural importance. With regard to the cladding to the main dwellinghouse and on the proposed extension, it is considered that the oak, with a natural finish, would weather and would compliment the slate roof, and would also help to soften the appearance of the dwellinghouse by breaking up the expanse of brickwork. It is considered that the proposed rear extension, with its contemporary design, would harmonise with the simple architecture of the main dwellinghouse, and that the extension would also be of a simply detailed appearance, with oak cladding to match the main dwellinghouse. It is noted that whilst the design of the extension would be contemporary by virtue of its flat roof, the materials would be traditional, the use of which are supported within the Design Guide SPD. As a result, it is not considered that the extension would appear incongruous to the detriment of the character and appearance of the area.
- 11.9 In commenting on the design of the roof lanterns, the Conservation Officer was concerned that they could detract from

the simple architecture of the extension. However, whilst the roof lanterns do project above the roof slope, it is considered that they would compliment the more contemporary design of the extension, and in this instance, it is not considered that they would have a harmful impact upon the overall appearance of the dwellinghouse.

- 11.10 Concern was also raised regarding light pollution and spillage from the 2 sets of bi-folding doors on the rear and side (west) elevations of the extension, upon the SSSI which is adjacent to the rear of the property. It is noted that there is an existing conservatory at the same location as the proposed extension, which, although of a smaller scale, would create opportunity for light spillage. There would be a distance of approximately 27 metres between the closest elevation of the extension and rear property boundary. It is noted that many properties along this side of Abbotswell Road comprise conservatories which are in much closer proximity to their respective rear boundaries than that of the proposed extension, and are thereby closer to the SSSI; the property of Lavender Cottage, located to the south west, has a conservatory within 1 metre of the property boundary with the SSSI, and properties to the north east of Holly Cottage and Moonrakers also have conservatories within 12 metres of their rear boundaries; there are also other properties within conservatories at varying distances from the rear boundaries. It is therefore not considered that the proposed extension would give rise to any significantly exacerbated levels of light pollution which would be detrimental to the SSSI.
- 11.11 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, CP7 and DP11 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
- Drwgs: 855-20-01A, 855-20-02A, 855-20-03A.
- 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.

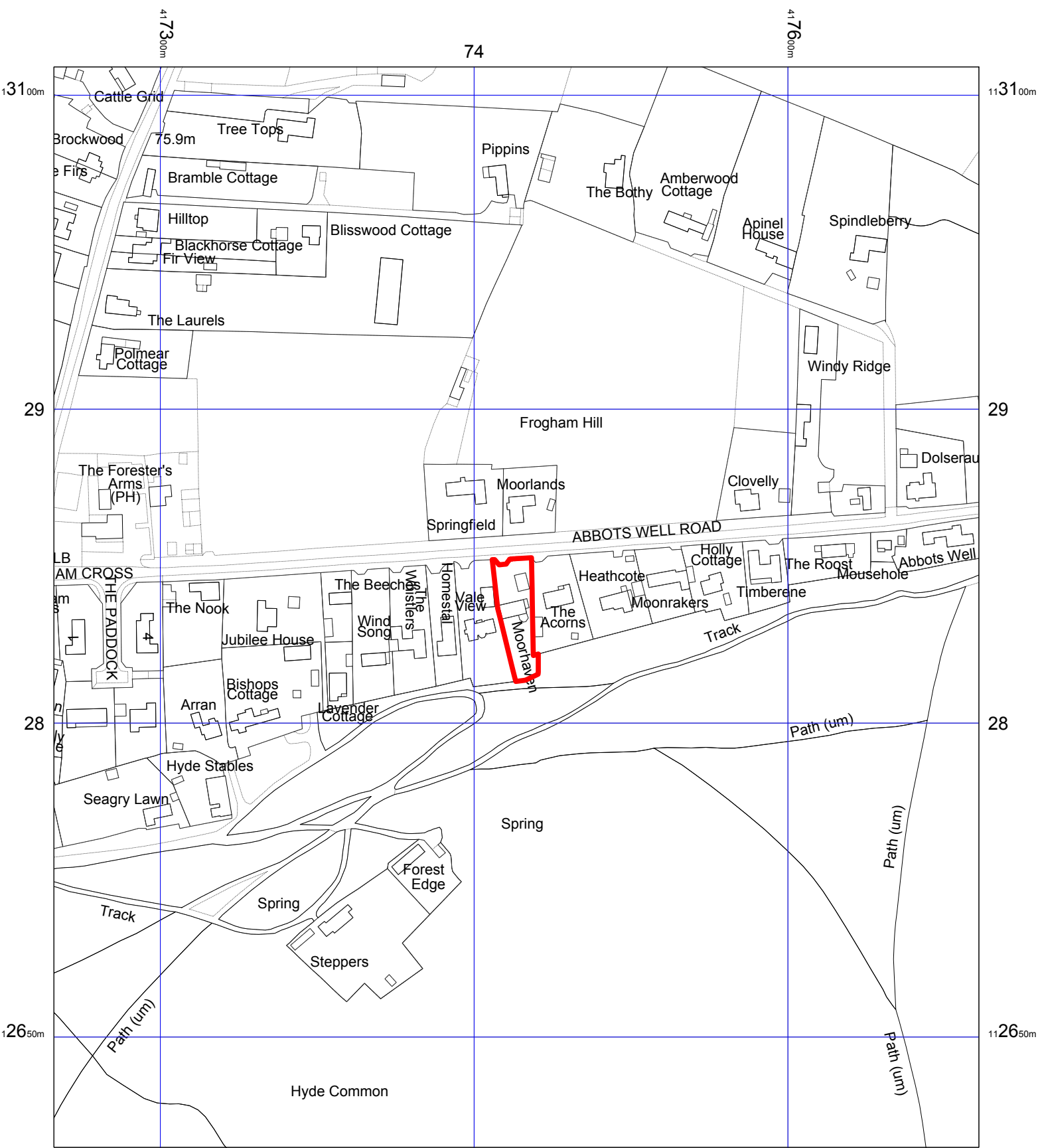
- 3 No development shall take place until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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 Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.



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