

Application No: 17/00560/FULL Full Application

Site: Fairways, Priestlands Close, Woodlands, Southampton, SO40 7GD

Proposal: Proposed Side and Rear Extension

Applicant: Mr & Mrs Lo

Case Officer: Liz Young

Parish: NETLEY MARSH

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
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend permission.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of support received from a neighbouring property;
- Proposal would not look out of place with other properties along the road.
 - Proposal would not impose upon any neighbouring properties.
 - The development has been sympathetically designed and the house is set well back from the road.

10. RELEVANT HISTORY

- 10.1 Ground and first floor addition (95/56921) approved on 11 July 1995 (*not built*)
- 10.2 Alterations and addition of kitchen and addition of sun room (NFR/XX/140960) approved on 14 April 1965 (*not built*)

11. ASSESSMENT

- 11.1 Fairways is a two storey detached dwelling built in red brick and tile in a row of similar properties, the majority of which incorporate single storey attached garages to the side. The houses back on to the main Southampton Road and are accessed from Priestlands Close. The plots are level and there is mature planting on the rear boundaries. A single storey garage and lean-to lie to the side of the dwelling and adjoin the boundary with the immediately neighbouring property, Twigwood.
- 11.2 Consent is sought to replace the existing garage and lean-to with a two storey extension comprising garage and utility room with a bedroom extension and en-suite over. A single storey rear extension is also proposed, incorporating a mono-pitched roof and rooflights and this would provide a new kitchen diner. External facing materials (facing brickwork and concrete tiles) would match those on the existing building. The two storey extension would adjoin the boundary with the neighbour and the ridge and eaves height, along with the depth, would match those of the original building.
- 11.3 The main issues under consideration would be:
- The extent of floorspace increase (based upon the house as it existed on 1 July 1982 including all habitable accommodation).
 - The extent to which the proposed extension would reflect the scale and form of the house and the character of the wider area.
 - Potential loss of amenity to neighbouring residents.
- 11.4 In terms of floorspace and the requirements of Policy DP11 the existing attached garage and lean-to do not form part of the

habitable accommodation. Whilst these two elements clearly were in place in 1982 they are physically distinct from the main house as a result of their roof form, use, construction and internal layout (with no internal access) based upon the policy approach set out under Policy DP11. Based upon this the existing dwelling has a total habitable floorspace of 113 square metres.

- 11.5 The proposed extension would effectively replace the existing attached structures and would incorporate the garage and utility room into the volume of the main house with additional accommodation above (along with internal access from the main house into the ground floor element). The total resulting floorspace would amount to 150 square metres, a 33% increase. The proposal would therefore exceed the 30% limit set out under Policy DP11. Whilst consent was granted recently (reference 17/00276) for side and rear extensions on a similar property two plots away this was only on the basis that the applicant had submitted evidence to show that the attached side projection was in use prior to 1982 as a utility room and that it formed part of the existing habitable floor area on this date (therefore ensuring it was part of the habitable floorspace).
- 11.6 A recent appeal decision (reference APP/B9506/D/15/3004446) which demonstrates the importance of ensuring extensions to dwellings fall within acceptable limits relates to a large property at Bucklers Hard. This property had undergone previous extensions and the appeal proposal would have then exceeded the 30% limit by 2%. Despite the modest size of the proposal the Inspector dismissed the appeal concluding that it was an immediate conflict with Policy DP11. The Inspector noted that the addition would bring about an overall improvement to the appearance of the building but stated that if this were accepted as an argument then this approach could be repeated on many other sites. The Inspector concluded that the policy should be applied both "rigidly and consistently". The Authority can see no reason in this case to take a different approach in that there are no material considerations which would outweigh the need to comply with Planning Policy.
- 11.7 Aside from the issue of floorspace increase it is considered that the scale and uncompromising form of the proposed two storey side extension would fail to respect the proportions of the original house or the prevailing pattern of development along Priestlands Close. Specifically the proposal would fail to adhere to Design Guide advice in terms of avoiding extensions which close space between buildings and impact upon boundaries, minimising bulk by setting extensions back with reduced height and smaller roof spans, setting back flank walls to conceal depth and avoiding impacts upon neighbours such as building bulk (pages 27, 29,30). The proposal would encroach towards the immediate neighbour, Copse View, with no significant gap remaining between the two properties. This would have a terracing effect

and would set a significant precedent for the other properties along Priestlands Close to carry out similar additions which would have significant implications for the wider street scene. The absence of any set back in depth or concession to the main roofline would result in the overall proportion and balance of the property being significantly altered with the original core element of the building no longer being readily discernible. The proposal would therefore be contrary to Policies DP11 and CP8 of the New Forest National Strategy and the National Park.

- 11.8 As a result of the depth and height of the extension and the fact that it would adjoin the boundary with the immediate neighbour it is considered that the proposed extension would have an overbearing impact and harmful level of visual intrusion, particularly when viewed in combination with the proposed rear extension from the rear garden of the neighbour. The proposed development would therefore be contrary to the requirements of Policy DP1 of the New Forest National Park Core Strategy.

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 (DMP) (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 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.
- 2 The proposed two storey extension would, by virtue of its scale, uncompromising form and proximity to the site boundary, fail to respect the character and scale of the existing dwelling and the wider street scene. Furthermore the development would set a highly undesirable precedent for similar extensions along Priestlands Close resulting in a terracing effect and the loss of visual gaps between buildings. The proposed development would therefore be contrary to Policies DP11 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DMP) (December 2010) along with the requirements of the Design Guide Supplementary Planning Document.

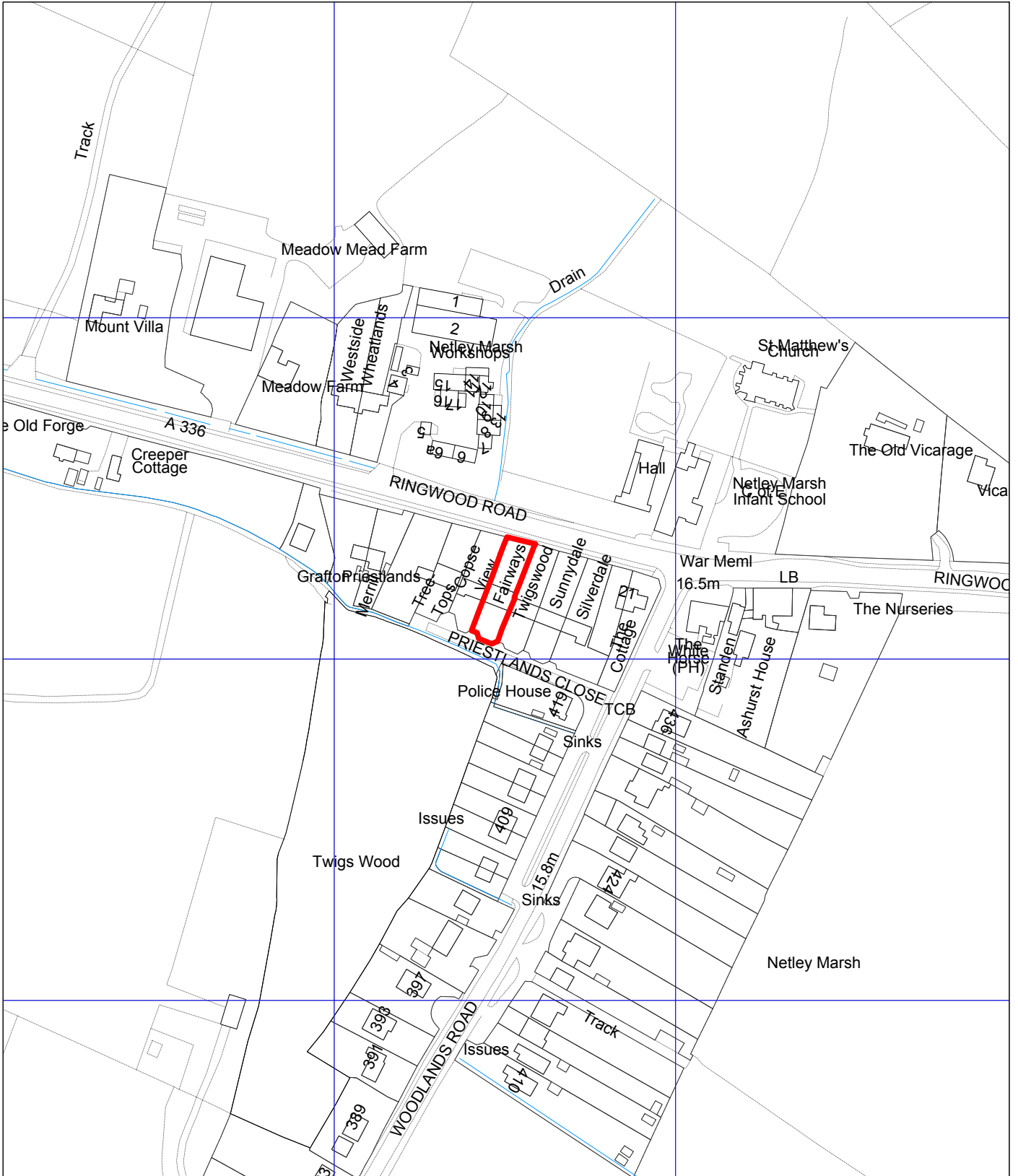
- 3 The proposed extension would have an overbearing impact and harmful level of visual intrusion, particularly when viewed in combination with the proposed rear extension, from the rear garden of the neighbouring property. The proposed development would therefore be contrary to the requirements of Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

43 29 00m

43 33 50m

30

32



11 31 00m

11 31 00m

29

29

11 28 00m

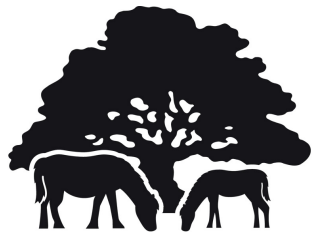
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**NEW FOREST
NATIONAL PARK**

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