

Application No: 17/00007/FULL Full Application

Site: 12a Dene Way, Ashurst, Southampton, SO40 7BX

Proposal: Roof alterations to facilitate additional habitable accommodation; new rear gable; 2 No. new side dormers; sunpipes; rooflights

Applicant: Mr & Mrs Cousens

Case Officer: Katie McIntyre

Parish: ASHURST AND COLBURY

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
DP6 Design Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Ashurst and Colbury 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

Ashurst and Colbury Parish Council: Recommend refusal:

The Committee acknowledge the reduction in size of the gable end window however it is still their opinion that the extension would be large and bulky

and given the small size of the plot would make the whole appear cramped. It is perceived that it would represent over-development within the curtilage of that plot.

In addition, the proposed design is too modern and is not in keeping with the character of the property, or the area (DP1 and CP8), and does not enhance the built heritage of this area (DP6). There is also doubt as to whether the reduction in size of the gable end window is sufficient to prevent overlooking to neighbouring properties (DP1).

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Roof alterations to facilitate additional habitable accommodation and new rear gable; 2 No. new side dormers; 2 No. rooflights (16/00864) Refused on 20 December 2016

10.2 Land of 12 Dene Way, Ashurst, New Dwelling (08/93421) Granted subject to condition 19 December 2008.

11. ASSESSMENT

11.1 The application site is a detached bungalow within the defined village of Ashurst, an 'infill' dwelling built in 2008. The dwelling, as stands, constitutes a 'small dwelling'. Both adjacent properties are chalet bungalows and the area is characterised by similar styles of dwellings. This application seeks consent for roof alterations which would include two side dormers, windows, rooflights, sunpipes and the alteration in roof form to the rear, from hip to gable.

11.2 A previous application for this site was refused in December last year (16/00864) for the following reasons:

1. The cumulative impact of proposals to extend and replace dwellings, would lead in the long term to the urbanisation and erosion of the special character of the National Park. Policy DP11 seeks to limit the proportional increase in the size of small dwellings, minimising the impact of buildings and activity generally in the New Forest and the ability to maintain a balance in the housing stock. This proposal would result in a dwelling with a total habitable floorspace exceeding 100 sq. metres, contrary to Policy DP11. The Authority has had regard to the applicant's personal reasons for wishing to extend the

property, but these are not considered to be so exceptional as to warrant a departure from the development plan.

2. The proposed roof alterations, by reason of the size of the dormer windows, together with the additional massing of the roof as a result of the rear gable, would appear cramped in its plot, overly bulky and disproportionate in relation to the existing small dwelling. This would be to the detriment of the character and appearance of the area.
3. The proposed first floor rear window serving the master bedroom, would result in the perception of overlooking to the neighbouring property number 3 Woodside Gardens, to the detriment of their amenities.

11.3 This application differs in that the proposed dormers have been significantly reduced in size from that previously proposed. As such the proposed floorspace at first floor has been decreased. Calculations now indicate the proposal would comply with the 'small dwellings' Policy. Further, this has improved the overall appearance of the proposed dwelling by creating a less bulky form and one which is more congruent with neighbouring properties. Therefore it is deemed that the application now adheres to Policies DP1, DP6, CP8 and DP11 of the Core Strategy.

11.4 On initial submission of this application, the area of glazing to the rear did not appear to have been reduced significantly from that of the refused proposal. As the application stood, the still adversely large sized rear window, (despite being set back from the rear elevation), would have continued to result in an overlooking potential to the neighbouring property 3 Woodside Gardens - contrary to Policy DP1. Plans have since been revised and the fenestration is now deemed to be sufficiently smaller than that planned in the refused application, thus minimising the overlooking potential. It is deemed that this has brought the proposal in line with policy DP1 in upholding neighbouring amenity.

11.5 Due to the size of the window in the rear gable being reduced, there has been the addition of two small rooflights within the North West roof pitch. It is not considered that these would constitute a potential for overlooking as they are set high within the roof pitch (1700mm). It is also noted that neighbouring properties have rooflights of similar styles.

11.6 The Parish Council has suggested refusal for the previous and present application. The Parish Council object to the current proposal, deeming that the plot will appear overdeveloped and cramped. The Parish Council acknowledged the reduction in size of the gable end window, but are not wholly satisfied that the problem of potential overlooking has been solved. Further, the

proposed design was deemed too modern and not in keeping with the character of the property, the area, and does not enhance the areas built heritage.

11.7 It is worth noting that there have been no expressions of interest from neighbours.

11.8 In conclusion, it is deemed that the three reasons for refusal in the previous application have been subsequently addressed:

Reasons 1 and 2: the overall bulk and thus floorspace has been reduced and as a result the proposal is deemed to be compliant with the 'small dwellings' policy;

Reason 3: the rear end gable's form and window has been reduced adequately to minimise the impact of overlooking and fit in with the style of the area.

11.9 It is therefore recommended that the proposal 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 Development shall only be carried out in accordance with:

Drwgs: 01-001A, 01-002A, 01-003G, 01-004G, 01-005C, 01-006D.

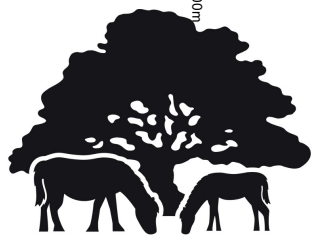
No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension or alterations otherwise approved by Classes A or C of Part 1 of Schedule 2 to the Order

shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a 'small dwelling' size which is appropriate to its location within the National Park and to ensure no additional overlooking of neighbours, to comply with 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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