

Application No: 17/00989/FULL Full Application

Site: West Moors, Main Road, East Boldre, Brockenhurst, SO42 7WD

Proposal: Two-storey rear extension (demolition of single storey rear extension)

Applicant: Mrs A Rostand

Case Officer: Clare Ings

Parish: EAST BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP8 Local Distinctiveness
DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

East Boldre Parish Council: Recommend refusal:

- Discrepancy with percentage increase from original building;
 - Size and scale of the application are inappropriate and would affect the amenities of adjoining property with loss of light;
- Out of character with all the surrounding houses.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Four letters of objections (from two separate addresses) on the following grounds:
- block out light and outlook to the rear and side of property (Hatchet Gorse)
 - overshadow property (Hatchet Gorse)
 - in contravention of DP11 as it would exceed 30%
 - historic building that should be maintained sympathetically

10. RELEVANT HISTORY

- 10.1 Single storey rear extension (09/94434) granted permission on 2 November 2009

11. ASSESSMENT

- 11.1 West Moors is a prominent detached two storey dwelling constructed from white painted brick with slate roof tiles with a single storey extension to the rear (which replaced a previous conservatory). The property is one which is of recognised vernacular interest within the Forest South East Conservation Area and lies within a moderately sized plot amongst a small cluster of dwellings adjacent to the junction between Masseys Lane and East Boldre Road. The surroundings are essentially rural and open and although West Moors is set down on a slightly lower level than the highway, it fronts directly onto open forest and has limited screening along its front boundary. Neighbouring dwellings are typically detached and modest in scale, comprising a mix of traditional forest cottages along with more recent developments.
- 11.2 The proposal is to replace the single storey extension with a two storey extension. Following the submission of amended plans, the two storey element would project into the rear garden by about 3m, whilst the single storey part would extend by about 4.6m. The two storey element would also be set in from the side elevation and would have a hipped roof to match the existing. There would also be a small increase in floorspace associated with the front porch. External facing materials would match the existing dwelling.
- 11.3 The key considerations are:
- The scale of the proposal and its compliance with policy DP11;
 - The design of the extension;
 - The impact of the proposal on the conservation area; and
 - The impact on the proposal on adjoining properties.

- 11.4 The site lies outside the four defined villages of the New Forest National Park, and therefore would be subject to restrictions in the increase in habitable floorspace. Policy DP11 restricts this increase to no more than 30% of the original floorspace. The original floorspace has been calculated as just under 100m², and this proposal would add just under 30m², and therefore it would fall within the restrictions set out in policy DP11. Concerns have been raised that a conservatory included as part of the original floorspace when considering the application in 2009 (09/94434) should not have been included, but no clear evidence has been produced to indicate when that conservatory was erected, and therefore in accordance with the previous permission and pre-application advice given, the original floorspace is considered to be just under 100m².
- 11.5 The design of the extension is considered to be acceptable; the proposed materials and the pitch of the roof would match the existing cottage. Although the eaves height of the two storey element would remain the same as the existing, the ridge height would be lower, then dropping down further thus ensuring that the extension would appear subservient to the existing dwelling. As such, the extension would have limited impact in the street scene particularly when viewed from the front of the dwelling. Although it would be more readily visible from Masseys Lane, its impact would not be significant, and overall it would not have an adverse impact on the character and appearance of the conservation area. The proposal would therefore accord with policies DP6, CP7 and CP8.
- 11.6 The design of the proposal has been the subject of discussions during the process of the application not only to reduce its size to meet the restrictions of DP11, but also to reduce its impact on the amenities of the adjoining property. Whilst the two storey element would project along the shared boundary by 3m, it would be set away from this boundary by some 3m, although the single storey element would remain about 1.5m from the boundary. The extension would be seen from the neighbouring dwelling, Hatchet Gorse, but given the set back and orientation of the extension, together with the existing situation, it is not considered that there would be any significant additional impact on the neighbouring property, either through overshadowing or having an overbearing impact. No additional windows are proposed in the side elevation, thus there would not be any additional overlooking. The proposal would therefore accord with policy DP1.
- 11.7 The proposal is therefore considered acceptable, and permission is recommended.

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

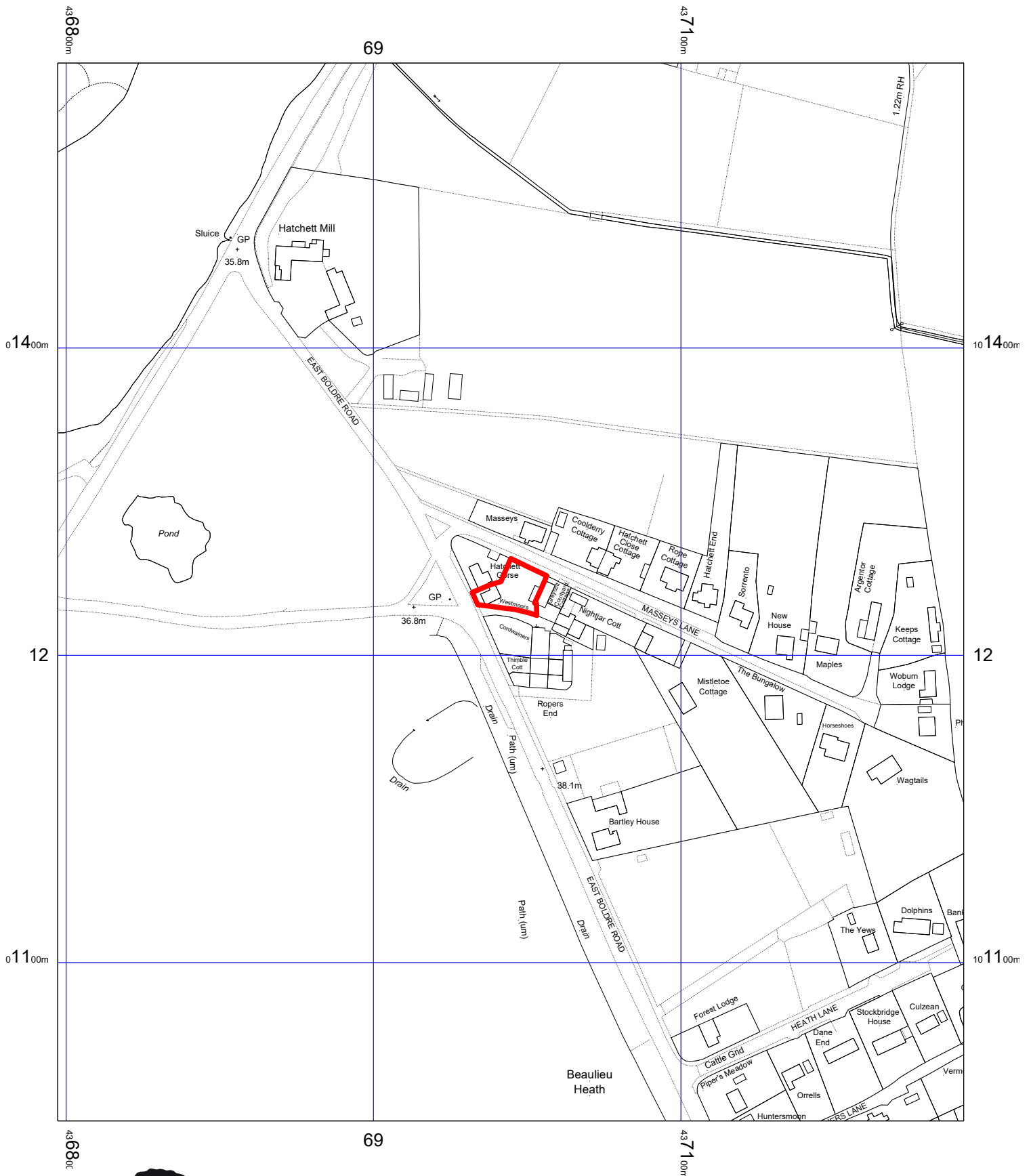
Drawing nos: Block Plan, 021A, 022A, 023A, 024A, 025A, 027A, 028A, 029A, 030A, 031A

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 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).



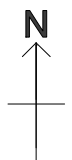
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