

Application No: 15/00944/FULL Full Application

Site: Forest View, Forest Road, Nomansland, Salisbury, SP5 2BN

Proposal: Attached garage; replacement porch; render; creation of patio

Applicant: Mr & Mrs Dowse

Case Officer: Katie McIntyre

Parish: REDLYNCH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

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

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

Redlynch Parish Council: Recommend refusal:

- As the property has already utilised its 30% allowance due to extensions which were added in 2001 it is contrary to policy DP11; a condition restricting its use is not acceptable
- The proposal represents overdevelopment of the property frontage and

will detract from the character and appearance of the property and therefore contrary to policy DP1

- Concerns raised over excessive parking on the New Forest Crown Land in this area, and the location of the proposed garage could add to this problem.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 SDC/01/00920 - Two-storey extension, porch and raise roof and chimney approved on 29 June2001.

11. ASSESSMENT

11.1 The application site is a detached property that is sited outside of the defined villages and fronts the open forest. The surrounding properties are varied in design and are a mixture of bungalows and houses finished in facing brick and render. This application seeks consent for an attached garage, replacement porch, rendering of the property and a raised patio to the rear.

11.2 The relevant issues to consider are:

- The impact upon the character and appearance of the area and whether the additions would be appropriate to the existing dwelling and its curtilage; and
- Impact upon the amenities of the neighbouring properties.

11.3 The Parish Council have raised concerns in relation to the proposal as it is thought the proposal would result in the overdevelopment of the plot and would detract from the character and appearance of the area. Furthermore, the proposal would not be compliant with policy DP11 and the addition of the garage could add to the issues of parking on the open forest in this location.

11.4 The application proposes various elements including a replacement porch, an attached garage, a patio area to the rear and the rendering of the property. The Parish Council have not raised any concerns in relation to the porch which would be of a similar size and style to that in situ and it is not considered that this element of the proposal would have a greater impact upon the visual amenities of the locality. Similarly, due to the mix of styles of properties within the immediate vicinity it is also not thought the proposed rendering would adversely affect the character and

appearance of the area.

- 11.5 With regards to the attached garage this would be located to the side of the dwelling and have the same form and profile as the host property. The garage has been designed so that the addition steps down in scale from the core of the property having a lower eaves and ridge height appearing incidental and subservient to the dwelling in scale and appearance. This subservient appearance would ensure that the addition would not dominate the host property, appearing as an extension rather than a continuation of the building, as recommended by the Authority's Design Guide. It is appreciated the addition would enclose the existing gap between 'Forest View' and 'Pasadena' which, in some circumstances, can be detrimental to the character of an area; however in this instance, as there is no uniformity in plot sizes, gaps or property designs, together with the fact that the addition would sit comfortably in relation to the host dwelling, it is not thought this would be harmful to the locality or the visual amenities of the locality or result in the overdevelopment of the plot.
- 11.6 In terms of the floorspace restriction as set out in policy DP11, the property has already utilised its 30% allowance due to extensions which were added to the property in 2001. The proposed replacement porch would not however result in a net increase in floorspace above that already in situ. With regards to the attached garage, usually attached outbuildings are included within the floorspace calculation as per the policy's supporting text. Where however a garage would not form part of the main volume of the property, such as in the case proposed, the Authority does offer flexibility providing the applicant is willing to accept a condition restricting its use to non-habitable accommodation. In this instance the constraints of the site are such that it would not be possible to build a detached garage in another location. This is because the ground level drops significantly to the rear and there is insufficient space to the front of the property. Any structure to the front of the property would also adversely impact upon the street scene. The width of the plot is also such that there is insufficient space to the side of the dwelling to accommodate a detached building. The attached garage due to its subservient design would read as being ancillary to the main volume of the property and no internal access is proposed from the garage into the main house. The applicant is also willing to accept a condition restricting its use. It is therefore considered that in this instance there would be unique circumstances specific to the site in question to allow a flexible and pragmatic approach to allow a garage to be accommodated at the site whilst restricting its use to ensure it does not later become an integral part of the property.
- 11.7 The Parish Council have raised concerns with regards to parking. The provision of a garage at the site would not however result in the net loss of parking spaces and as such it is not considered a

reason for refusal on this basis could be sustained.

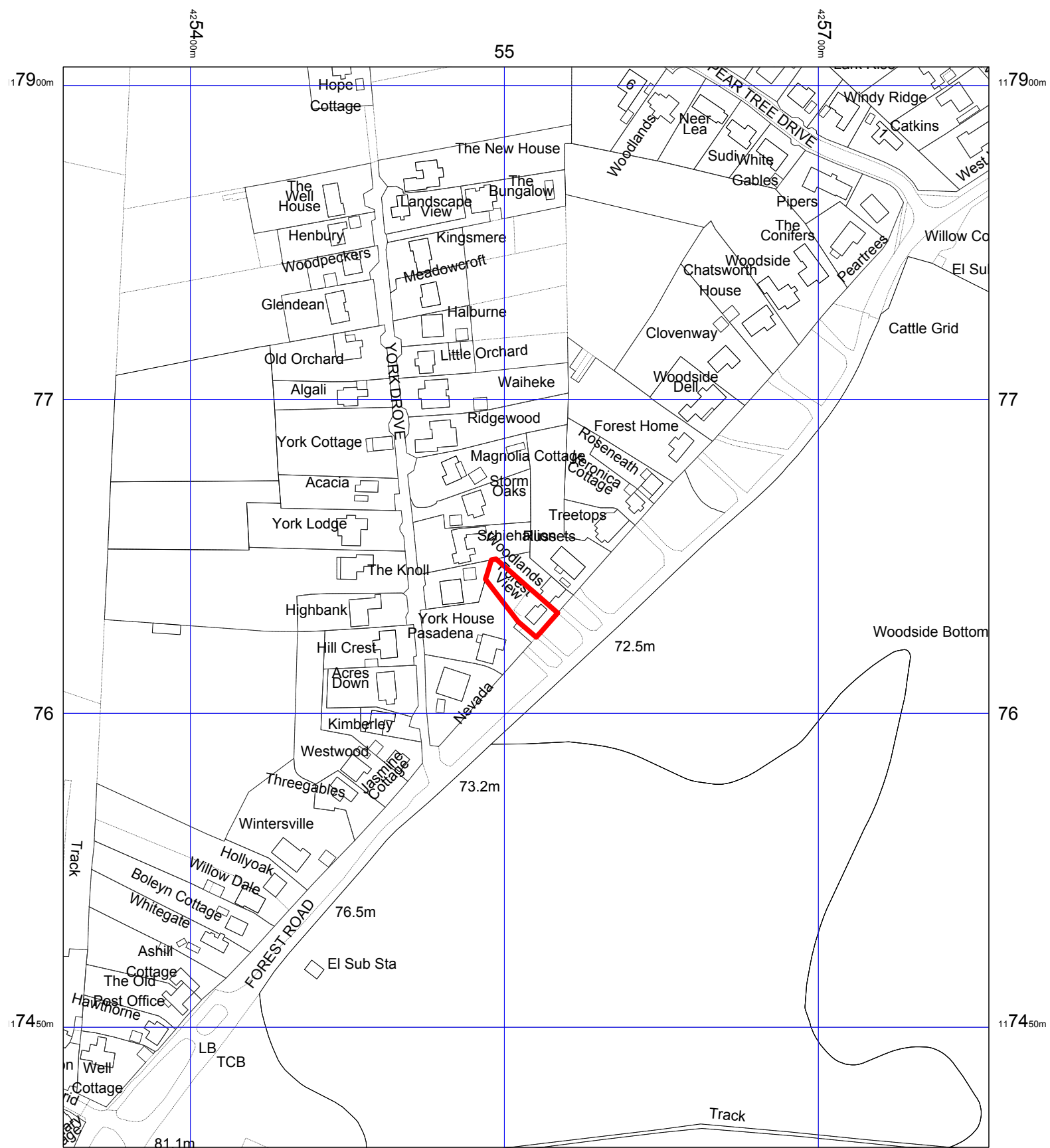
- 11.8 In terms of neighbour amenity, the garage would be sited adjacent to the double garage serving Pasadena and as such it is not considered this would adversely impact upon the amenities of this property. It is also not thought the patio to the rear would result in undue loss of privacy due to the boundary screening in situ.
- 11.9 It is therefore concluded that overall the application complies with local and national planning policy and it is recommended that planning permission is granted.

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 in accordance with drawing numbers ID/01/15/005, ID/01/15/006, ID/01/15/003 REV A, ID/01/15/004 REV A, ID/01/15/001 REV A and ID/01/15/002. 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) Order 2015 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, the garage hereby permitted, shall not be converted into habitable living accommodation and no internal access shall be provided into the main dwelling unless express planning permission has been granted.
- Reason: To ensure the habitable floorspace of the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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