

Application No: 17/00200/FULL Full Application

Site: Amberley, School Road, Thorney Hill, Bransgore, Christchurch,
BH23 8DS

Proposal: Single storey side and rear extension.

Applicant: Mr & Mrs Chong

Case Officer: Daniel Pape

Parish: BRANSGORE

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bransgore Parish Council: Recommend refusal: The extension to the property, whilst being within the 30%, fills the open gap with the neighbouring property and extends rearwards into the garden to the extent that it is close to the existing garage. The openness of the site would be adversely affected resulting in a feeling of suburbanisation contrary to Policy CP8.

The design is considered to be unsympathetic in terms of scale, siting and form contrary to Policy DP1 and this would adversely affect the amenities by way of visual intrusion into the open plot and is considered to be un-neighbourly. Contrary to Policy DP11, the proposal is not appropriate due to the closeness to the boundary and the rear projection into the garden.

An alternative application which left a clear gap along the boundary and reducing the length of the extension into the rear garden is considered to be more sympathetic.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

- 9.1 3 representations of support, (2 from same address with no comment) - favour regeneration of the area and feel the proposal blends in with the existing dwelling; adequate parking on road and from scheme
- 9.2 1 comment - concerns over parking provision
- 9.3 1 objection - concern over proximity of proposal to boundary fence; proximity of extension to garage; parking provision

10. RELEVANT HISTORY

- 10.1 None.

11. ASSESSMENT

- 11.1 Amberley, Bransgore is a mid-20th century two-storey dwelling built in brick at ground floor with tile hanging on all elevations at first floor. The dwelling is situated on a rural road within the 'Open Forest' of the New Forest National Park within a cluster of residential development at Thorney Hill.
- 11.2 The applicant seeks permission for a single storey side and rear extension. The proposed rear extension would extend the full width of the existing rear elevation, protruding 2 metres back from the existing rear wall. The rear extension would have 2no. rooflights in the pitched roof and 4no. large panelled glass sliding doors facing the garden. The proposed side extension would be 10 metres in length, overlapping the existing rear wall line by 3.6m towards the principal elevation. The side extension would have a French door to the rear and no fenestration in the side elevation. All elevations of the extensions would be of brick to match the existing, with the gable end of the side extension to be of tile

hanging. The roof pitches will all be of concrete tiles to match the existing, with the highest ridge on the gable end reaching 4m.

- 11.3 The main issues to consider in this application are:
- the impact on neighbourhood amenity
 - the impact on the character/amenity of the National Park
 - the use of good design
- 11.4 The proposed extensions have been planned to fall within the 30% floorspace stipulation set out in Policy DP11. The increase in floorspace from an original figure of 110 square metres to 143 square metres would result in the full 30% being utilised. The extension's form would be compliant to Policy DP11 as it would be subservient to the main dwelling, being of a single storey, using matching materials and being sited predominantly to the rear.
- 11.5 Whilst it is recognised that the increase in floorspace is within policy, an objection has been received from the immediate neighbour and the Parish Council over the impact that the extension would have upon neighbouring amenity. The overarching aim of DP1 is to ensure that extensions are appropriate in siting, scale and form to the existing dwelling and curtilage. In terms of scale, the low roofline would be deemed to not adversely impact upon the neighbours, or block light. As the proposed extension would have no fenestration in the side elevation, it would not increase impacts upon the neighbours from overlooking or loss of privacy. The ridges have been kept as low as possible (no higher than 4 metres) and most of the length of the extension would be mitigable by boundary treatment. The overall relationship created would not be dissimilar to that of the configuration between Robins Gate and Oakridge, the site next door.
- 11.6 The streetscene would remain largely unaffected as the majority of the works are to the rear of the dwelling, thus the character of the area would not be visually degraded. The local distinctiveness and character of the National Park would not be adversely affected by the proposed extension in line with Policy CP8; the extensions are appropriate for the fairly suburban form of the main house in this case. It is however noted that the proposed side extension's siting to be within 1m of the existing garage would sterilise the use of the outbuilding as intended as a garage; however the outbuilding could still be used for incidental purposes.
- 11.7 There is considered to be sufficient parking at the site by virtue of the parking spaces which exist at the front and side of the house. No additional bedrooms are being created.
- 11.8 Whilst the Parish Council have recommended the proposal for refusal, it is considered that the extensions would be compliant with

Policies DP1, DP11 and CP8. The extensions are subservient in nature and do not constitute significant harm to neighbouring amenity or the National Park's local distinctiveness. Approval is recommended subject to condition.

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 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).

- 3 Development shall only be carried out in accordance with:

Drawing nos: 350-16-1, 350-16-2, 350-16-8 Rev 1, 350-16-6, 350-16-7, 350-16-5, 350-16-3, 350-16-4, 350-16-9.

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.

