

Application No: 16/00650/FULL Full Application

Site: Rookery House, Bowers Hill, Redlynch, Salisbury, SP5 2HD

Proposal: First floor extension over existing garage; single storey rear extension

Applicant: Mr & Mrs Newman

Case Officer: Carly Cochrane

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

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. Feel that the double garage should be included in the floorspace calculations as defined in Policy DP11 and that a condition restricting its use is not acceptable. Deem the proposal to be over 30% and therefore contrary to Policy DP11.

8. CONSULTEES

8.1 Ecologist: No objection raised

9. REPRESENTATIONS

9.1 One letter of representation was received, which raised no objection to the principal of the development, however requested to see an 'artists impression' of the proposals. The proposed elevation plans were sent, and no further correspondence has been received.

10. RELEVANT HISTORY

10.1 None relevant

11. ASSESSMENT

11.1 The application site comprises a two storey detached property, with an attached double garage, located to the south side of Bowers Hill and at a lower ground level than that of the highway. The property is also located at a significantly lower ground level than that of the neighbouring property to the west of 'Windhover', and the rear garden slopes up towards the rear boundary. The rear of the property backs onto properties at Kiln Lane. The dwellinghouse comprises a staggered front elevation, with the garage roof spanning across at ground floor level to create a covered entrance porch. The application site is not located within one of the Defined New Forest Villages, and is therefore subject to the 30% floorspace restriction under Policy DP11 of the Core Strategy.

11.2 This application seeks planning permission for the erection of a first floor extension above the existing double garage, and a single storey rear extension, detailed as follows:

- First floor extension above the garage would be set back from the foremost front elevation of the main dwellinghouse by 1.3 metres, and set down from the ridgeline by 880mm. The proposal would therefore measure approximately 5.4 metres in width, 7.6 metres in depth, 3.9 metres in height to the eaves and 6.4 metres in height to the ridge of the pitched roof. There would be a dormer window to the front and rear elevations.
- Single storey rear extension, measuring approximately 6.3 metres in width, 1.9 metres in depth, 2.1 metres in height to the eaves and 3.4 metres in height to the ridge of the hipped roof. There would be a set of bi-folding doors and window to the rear elevation, patio doors to the side (east) elevation and a rooflight within the rear roof slope.

The extensions would be of materials to match those used in the construction of the main dwellinghouse.

- 11.3 The Parish Council have recommend refusal of the application, on the basis that the floorspace within the attached double garage should be included within the 'proposed' calculations, which would thereby result in an additional floorspace exceeding the 30% limitation.
- 11.4 As part of the 'original' floorspace calculations, the attached integral garage was not included as per the policy, however was also not included as part of the 'proposed' calculations on the basis that it was considered appropriate that a condition be attached to ensure the incidental use of the garage remain, and that it shall not be used as habitable accommodation. It is considered that the use of this condition is appropriate due to a number of factors. Firstly, the attached outbuilding is currently used as a garage, and whilst there is an internal door linking it with the utility room within the main dwellinghouse, no part of the garage has been converted. The front garden area is such that, as a result of the sloping ground levels and an already limited manoeuvring space, a garage in a different location most likely would not be viable or acceptable. The rear garden shares all boundaries with surrounding properties, and there would be no potential for vehicular access to the rear, and therefore no requirement to build a new garage within the rear garden. Further to restricting the use of the garage, it is considered reasonable that an additional condition could be attached restricting works to the property under Class A of Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015, so that the existing garage doors could not be removed and subsequently replaced with windows.
- 11.5 Should the floorspace within the garage be included in the calculations, the proposal would exceed the 30% limit; the proposed extensions in themselves represent a 29.6% increase. Using the condition to ensure the use of the outbuilding remains incidental therefore results in the proposal being policy compliant.
- 11.6 The proposed rear extension would be attached to part of the original rear wall, and a significant span of original rear wall would remain. It is therefore considered necessary to attach the amended 3 year time limit condition, the use of which was approved by Members at the July Planning Committee. Whilst permitted development rights would also be removed, this condition would only 'bite' once the development subject of this proposal has commenced, and the property would still benefit from permitted development rights until this time. This use of this condition is therefore considered necessary, as the proposed development amounts to a 29.6% increase in floorspace, and permitted development extensions would result in an increase in floorspace exceeding 30%.

- 11.7 The proposal would not have any impact upon the amenity of occupiers of properties to the rear or side (east). The neighbouring property of Windhover (to the west) is situated at a higher ground level, and there is a conservatory located adjacent to the boundary. This would be located in line with the proposed first floor extension, and whilst it is considered reasonable to suggest that the proposed first floor extension may result in a small, additional level of overshadowing experienced within this conservatory, it is not considered that the change would be significantly detrimental, particularly as the extension would be to the north-east of the conservatory. There are no other windows within the side elevation of Windhover that would be affected. It is therefore not considered that the proposal would result in any adverse impact upon neighbouring amenity.
- 11.8 The proposals have been designed to harmonise with the main dwellinghouse, through the use of matching materials, window styles, including a dormer window with gable roof to match the projecting cross gable of the main dwellinghouse, and subservient roof heights. It is not considered that the proposals would appear overly dominant, nor would they serve to erode the special qualities of the National Park.
- 11.9 As the proposal involved works to the roof of an outbuilding, the Ecologist was consulted. It was considered unlikely that the proposal would affect protected species or species of nature conservation concern. The garage is of a relatively modern design, and does not internally have the propensity for nesting birds or roosting bats. It is therefore not considered appropriate to require biodiversity enhancements to be provided.
- 11.10 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP11 and CP8 of the Core Strategy.

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; or
 - the carrying out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Act subsequently revoking or re-enacting that Order;

Whichever is the sooner.

Reason: To ensure 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).

- 2 Development shall only be carried out in accordance with

Drwgs: 093-02-001, 093-02-002A, 093-02-004A, 093-02-005A, 093-02-006A, 093-02-007A, 093-02-008A.

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 existing attached garage shall be retained available for parking at all times and not converted into habitable living accommodation. No additional internal access shall be provided from the garage into the main dwelling unless express planning permission has been granted.

Reason: To ensure sufficient parking is retained on site, and to ensure the habitable floorspace of the dwelling remains of a size which is appropriate to its location within the countryside, to comply with Policies DP1, CP19 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 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, B 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 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).

- 5 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).

- 6 No first floor windows other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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