

Application No: 17/01101/FULL Full Application

Site: Primrose Cottage, Newgrounds, Godshill, Fordingbridge, SP6 2LJ

Proposal: Single storey rear extension

Applicant: Mr Blake

Case Officer: Ann Braid

Parish: GODSHILL

1. REASON FOR COMMITTEE CONSIDERATION

Interpretation of policy

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

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

Godshill Parish Council: Recommend permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers. Members considered that the reasons for the extension and the fact that the application had taken pre-application advice not to build in brick were sufficient to apply the exception to Policy DP11.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Two storey extension; conservatory (94231) granted on 13 August 2009

10.2 Single storey additions and alterations (65215) granted on 12 December 1999

10.3 Erect replacement dwelling and detached double garage (55272) granted on 27 October 1994

11. ASSESSMENT

11.1 Primrose Cottage is a two storey, brick and tile cottage, of a traditional Forest design, built as a replacement dwelling following consent in 1994. It is located at the end of a track off New grounds in Godshill. The track is a public footpath. The site backs on to farmland, which falls away from the house then rises to the north, where it is crossed by another public right of way. The site is steeply sloping and there is a detached outbuilding to the east of the house. The property has been in the ownership of the current applicants since the replacement dwelling was built.

11.2 Consent is sought for a single storey extension to the rear of the property. The extension would be located where there is currently a detached outbuilding. It would be faced in a contrasting timber finish and would have a clay tile roof to match the main house. The issues to be assessed are compliance with Policy DP11 and whether material considerations would justify an exception being made to that policy.

11.3 The house is a small dwelling, as defined in Policy DP11. The house on the site in 1982 had a floor area of 51m² and the replacement scaled at 84m². Since it was built, it has gained permission to be extended to 113m² including a conservatory, which in 2009 was allowed as an exception to policy, in accordance with the adopted policies inherited from New Forest District Council. The issue to be assessed now relates to floor area as the property has been extended beyond the size that would normally be allowed under Policy DP11. In exceptional circumstances, this policy does allow the limit to be exceeded to meet a genuine need which is defined as:

"...an exceptional and unique family need that could not have been reasonably anticipated at the time of the purchase of the property. For example, additional floor space may be required to cater for specialist equipment and facilities required in connection with an unforeseen event, such as disability arising from an accident whilst in occupation of the property..."

The wife of the applicant has been diagnosed with muscular dystrophy. This is a progressive disease which restricts mobility. It is understood that there will be a need to be lifted using a hoist and to use a wheelchair to move through the property. Although the disease is at an early stage, it is understood to be an aggressive form and the nature of the care that will eventually be required has been confirmed by specialists.

- 11.4 It is a further stipulation of Policy DP11 that an exception to normal restrictions may be made for the genuine family needs of an occupier who works in the immediate locality. This is designed to cater for those applicants whose employment means that moving house is not a practical option. Neither of the applicants works in the immediate locality, but they confirm that they have marketed their property for six months without success.
- 11.5 Furthermore, in the case of small dwellings, Policy DP11 seeks to restrict the total resultant floor area to no more than 120m². The extension now proposed would result in this limit being exceeded. The conservatory forms part of the ground floor accommodation and is used by the household as an additional living room. Overall, this property has already been extended to utilise the full allowance of Policy DP11 relating to small dwellings and a further extension would not therefore be recommended except in the most exceptional of personal circumstances, where moving house is not an option and the applicants are in local employment.
- 11.6 In support of their case, the applicants have explained why the existing space cannot be adapted. The layout of the house is such that there are several narrow points, around which it would be difficult to manoeuvre a wheelchair. There is currently no access from one side of the house to the other without passing through the front entrance hall. The passage from the kitchen to the back door also is narrow and there are no downstairs bathing facilities. The conversion of the existing dining room to a bedroom would be unacceptable to the applicants for two reasons: firstly it has been judged to be too small for the necessary bed and hoist equipment, and secondly there is no other dining space in the house. When eating, extra space would be needed for a chair and for equipment to assist with eating independently, and this will need to be installed at a table.
- 11.7 The design of the proposed extension would comply with adopted Policy DP1 insofar as it would be appropriate and sympathetic to the existing dwelling, and it would accord with Policies CP7 and

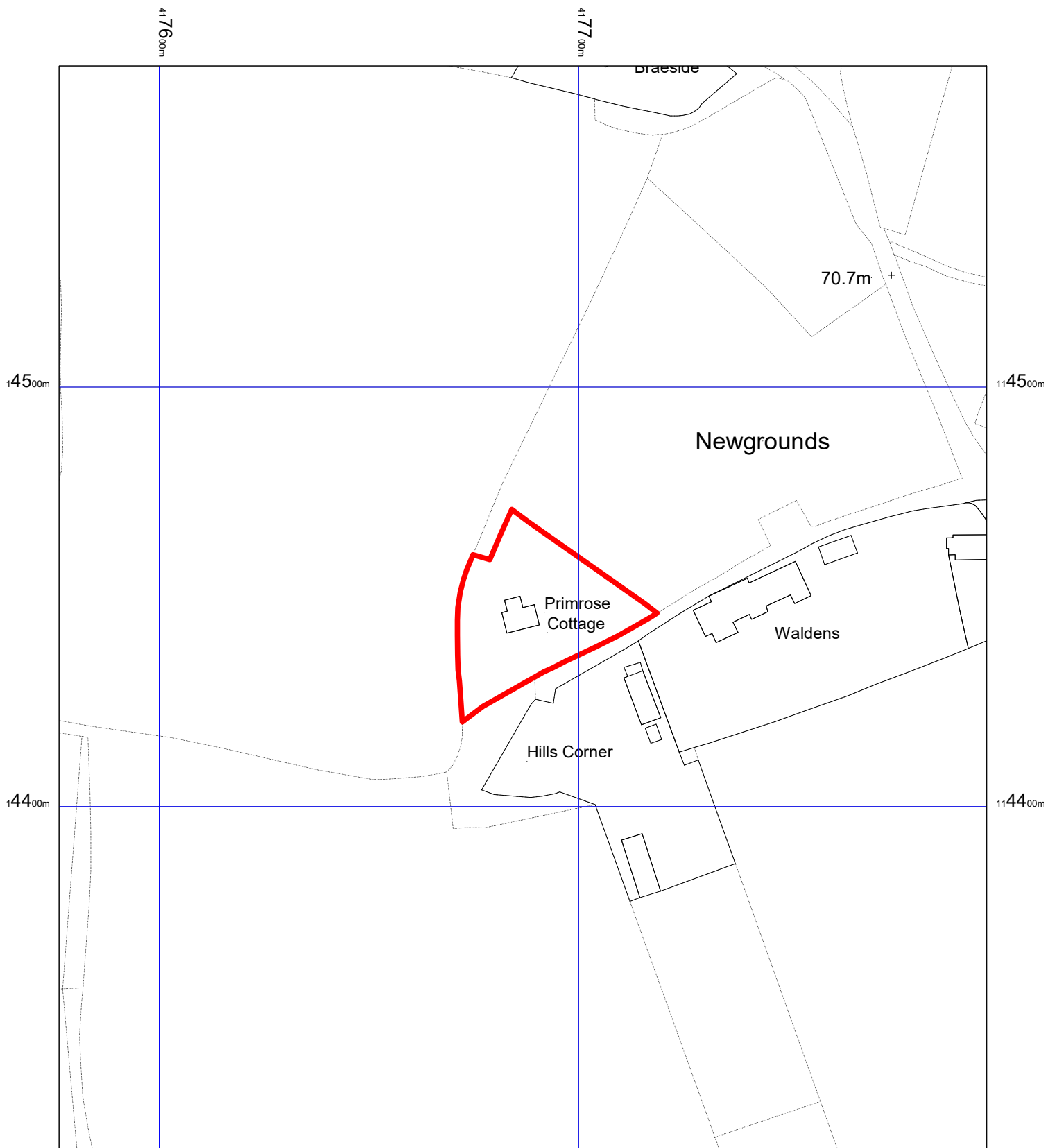
CP8 as it would preserve the character of the Western Escarpment Conservation Area and the wider National Park. The proposed extension would be visible in the landscape, from the nearby public footpaths, but would have no adverse impact on visual amenity, in compliance with Policy DP1. However, the fundamental objection remains because the proposal would not be compliant with the floor area limitations relating to small dwellings in Policy DP11. Therefore the proposal is recommended for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account a previous enlargement, would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside. The personal circumstances advanced in justification for this case are not considered to be sufficient to override the adopted Policy.



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