

Application No: 18/00473/FULL Full Application

Site: The Conifers, South Lane, Nomansland, Salisbury, SP5 2BZ

Proposal: Two storey side extension

Applicant: Mr P Gibson

Case Officer: Katie McIntyre

Parish: LANDFORD

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

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
Landford Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
Sec 7 - Requiring good design

6. MEMBER COMMENTS

Leo Randall: Not considered to fully comply with Policy DP11

7. PARISH COUNCIL COMMENTS

Landford Parish Council: Happy to accept the decision reached by the NFNPA's Officers under their delegated powers. The incompatibility of the proposed extension with the original building conflicts with Core Strategy Policy DP11 (extensions should be appropriate to the existing dwelling and its curtilage) and the NFNPA Design Guide (extensions should be compatible with the main building, avoiding significant impact on the scale of the core or original element).

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 Two representations of objection:

- Proposal would not maintain a mix of property sizes;
- Other properties have been refused on not maintaining a mix of property sizes;
- Extension would be overbearing and disproportionate;
- Overlooking to Nuthatch;
- Loss of light and overshadowing to Nuthatch; and
- Concerns in relation to subsidence during building work.

10. RELEVANT HISTORY

10.1 Erection of new bungalow (SDC/46/00798) approved on 16 May 1953

11. ASSESSMENT

11.1 The application site comprises a detached bungalow which is classified as a small dwelling, and is sited outside of the defined New Forest villages. It is accessed via a single width tarmac road and the immediate area is varied in character with both bungalows and two-storey properties of different periods. The site is sited at a significantly higher level than South Lane and there is mature screening to the frontage of the site. This application seeks consent for a two-storey side extension; the existing single-storey additions would be demolished.

11.2 The relevant issues to consider are:

- The impact upon the character and appearance of the area;
- Whether the proposal would be appropriate to the existing dwelling and its curtilage; and
- Potential impact upon the neighbouring properties' amenities.

11.3 The property is sited within a modest sized plot elevated from South Lane. It is considered to be a fairly restrictive plot due to the change in levels (the land to the side of the dwelling slopes downwards to Nuthatch) and the limited space to the rear of the dwelling as the garden of 'The Oaks' wraps tightly around it. Due to the specific constraints of the site a two-storey side extension has been proposed in order to limit the amount of ground area taken up by the addition to ensure retention of adequate amenity space to the rear of the property as well as sufficient space for parking at the front of the property, given the narrow width of South Lane. The width of the proposed addition would be less than that of the existing single-storey additions which are to be

removed. The proposal would adhere to the floorspace limitation of Policy DP11 resulting in a total floorspace of approximately 99m² which would comply with the small dwelling policy. The Parish Council have raised no objections to the proposal but have commented on the potential for the addition to conflict with Policy DP11 and the adopted Design Guide. An objection has also been received from the occupants of the neighbouring dwelling 'Nuthatch'.

- 11.4 Policy DP11 states that extensions should be appropriate to the existing dwelling and the adopted Design Guide encourages additions to be subservient so as to not significantly impact upon the scale of the original element. By virtue of the two-storey nature of the addition, the extension would not be subservient in terms of height. Notwithstanding this, it would appear distinctively separate to the original core of the property, being clad in timber, and it is considered the existing bungalow would still read as the main part of the dwelling. The proposed two-storey element would have a higher eaves and ridge height, however it is considered this would be viewed in context with the adjacent two-storey properties and the raised height of the adjacent bungalow 'The Oaks'. A street section has been submitted by the agent which illustrates that the proposed ridge height of the addition would be similar in height to 'The Oaks' and would be lower than the ridge line of 'Nuthatch'; the addition would not thus be out of keeping with the street scape or the scale of surrounding development. The sloping nature of South Lane in relation to the site is also such that the site is well screened with mature vegetation along the frontage and side (western) boundary which would soften the visual impact of the addition as seen from the lane. A condition could be attached to ensure the planting remains. On balance therefore, having due regard to the specifics of the site and the elevation changes, together with the varying nature of development in the locality, it is considered the proposal would preserve the character and appearance of the dwelling.
- 11.5 In the assessment of the above, careful consideration has been given to other possible means of extending the dwelling which would sit more comfortably in relation to the advice set out in the adopted Design Guide. The constraints of the site are such, however, that alterations to raise the existing roof and the insertion of dormers would result in undue overlooking to 'The Oaks'. A single-storey rear extension would result in overdevelopment significantly reducing the amenity space available and any front addition would cause displacement of parking onto South Lane which would not be appropriate. As such, it is considered that, on balance, the proposal put forward by the applicant would allow the dwelling to be extended, whilst still complying with the limitations of a small dwelling and also allowing the core single-storey element of the building to be read whilst respecting the ridge lines of the adjacent dwellings. It is recommended that conditions removing permitted development

rights are attached to any consent granted to ensure no further development at the site. This would ensure the property does not exceed the maximum floorspace allowance for a small dwelling.

- 11.6 With regards to neighbour amenity, a letter of objection has been received from the occupants of 'Nuthatch'. The proposal would still result in a reasonable gap between the host dwelling and the neighbouring property 'Nuthatch' being no closer to the boundary than the existing development at the site. The addition would also be positioned in line with this property's front driveway and garage and would not be adjacent to the house or the main amenity space to the rear. It is also not proposed for any windows within the flank wall facing this property. It is therefore considered there would not be an adverse impact upon the occupants of this property's light, outlook or privacy. The rear garden of 'The Oaks' wraps around the rear of the application site. It is not, however, proposed for any windows within the rear gable to protect the privacy of 'The Oaks'. The proposed rooflights would be high level and as such views would be skywards only. Restrictive conditions could be attached to ensure no future windows are inserted to protect the neighbouring properties' amenities.
- 11.7 To conclude, having regard to the specific constraints of the site and the relationship with the neighbouring properties, together with the varying character of South Lane, on balance, it is recommended that permission is granted subject to appropriate conditions.

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 Order subsequently revoking or re-enacting that Order; whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP10 and DP11 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 2 Development shall only be carried out in accordance with drawing numbers: 1/PGKR/16/A and 2/PGKR/18. 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 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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).

- 4 No development shall take place above slab level until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :

- a) the existing trees and shrubs which are to be retained along the frontage and side (western boundary);
- b) a specification for new planting (species, size, spacing and location);
- c) areas for hard surfacing and the materials to be used;
- d) other means of enclosure;
- e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

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

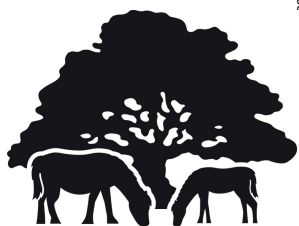
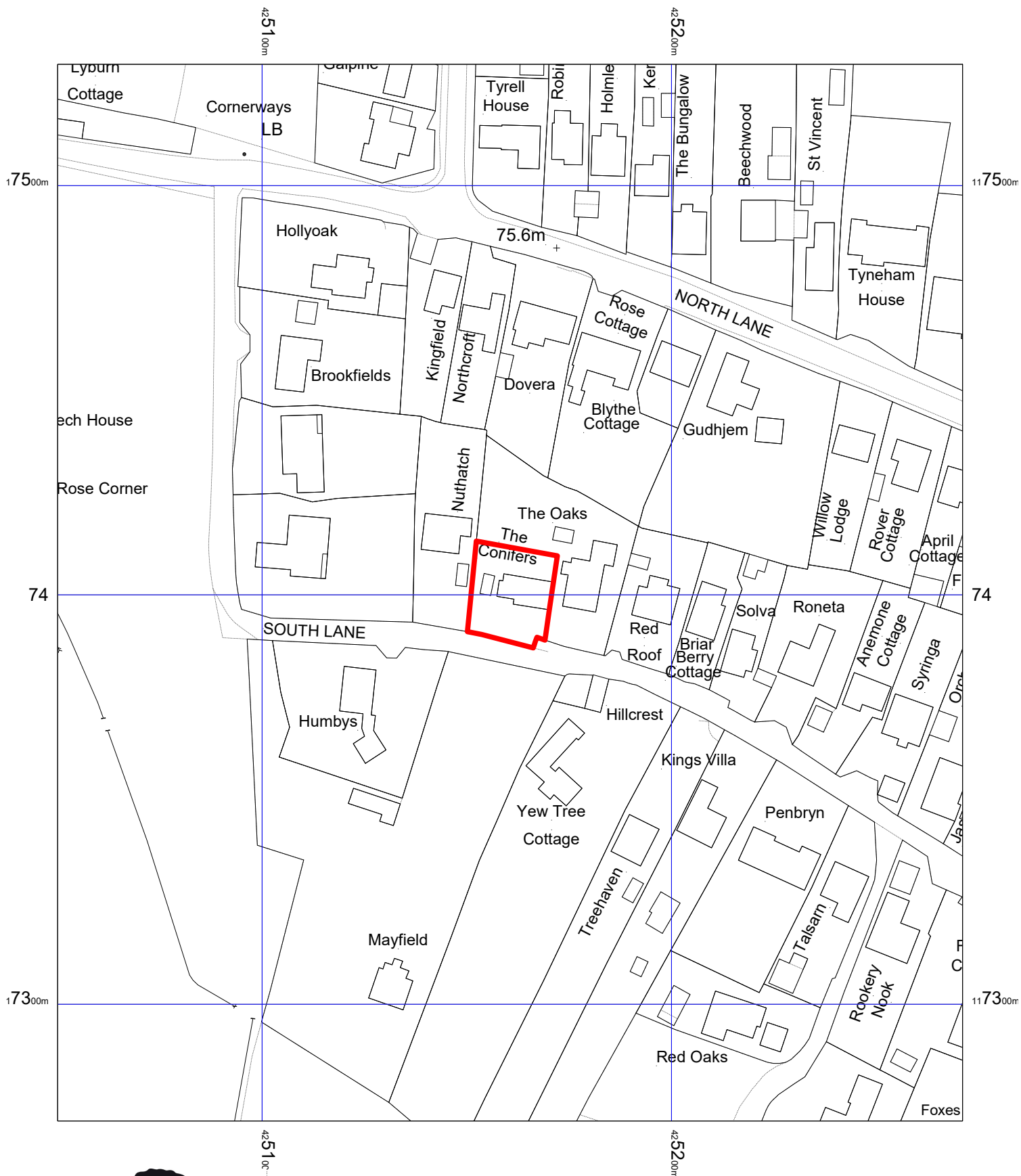
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 The proposed rooflights on the side (west and east) elevation shall at all times have a cill height of no lower than 1.7m above the floor of the room in which the window is installed.

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).

- 8 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 Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
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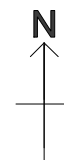
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