

**Application No: 18/00163/FULL Full Application**

**Site:** 73 Whartons Lane, Ashurst, Southampton, SO40 7EF

**Proposal:** Two storey rear extension

**Applicant:** Mrs C Williamson

**Case Officer:** Daniel Pape

**Parish:** ASHURST AND COLBURY

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**1. REASON FOR COMMITTEE CONSIDERATION**

Applicant related to member of staff.

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**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  
Ashurst and Colbury Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Requiring good design

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Ashurst and Colbury Parish Council: Will accept the decision reached by the National Park Authority's Officers under their delegated powers.

Comments:

- Concerns over the design and the size and bulk of the proposals in relation to the existing dwelling.

- The extension did not appear subservient in accordance with Policy DP1 and DP11.
- The design was not in keeping with the current property and did not enhance it (Policies DP1 and 6).
- Similar dwellings in Whartons Lane had undergone similar extensions and cited the proposals / development at 55 Whartons Lane as an example.

## **8. CONSULTEEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received.

## **10. RELEVANT HISTORY**

10.1 Extension to lounge and addition of a bathroom and bedroom over (NFDC/85/28542) Refused on 27 March 1985.

## **11. ASSESSMENT**

11.1 73 Whartons Lane is located towards the outskirts of the defined New Forest village of Ashurst. The property sits in close proximity to numerous neighbouring dwellings of similar 'chalet bungalow' design along Whartons Lane. The dwelling is of brick and tile construction with low eaves to the front and rear.

11.2 The applicant seeks permission for a two storey rear extension to facilitate a bedroom and en-suite bathroom at first floor, with increased living space at ground floor. The proposal has been designed to broadly reflect the style of an extension at the immediately adjacent property and also that of 55 Whartons Lane. The materials to be used would match the existing.

11.3 The existing dwelling is not a small dwelling and it is thus not subject to a specific floorspace limit under Policy DP11. The main issues under consideration would therefore be the appropriateness of the design to the dwelling, and the impact that the development would have upon the character and appearance of the dwelling along with any potential loss of amenity to neighbouring residents.

11.4 The proposed extension would be significant in terms of its scale and size when viewed from the side elevation, however, the roof form is considered to be appropriately proportioned when viewed from the rear and the extension would clearly read as such. It is of note that, due to the dwelling's location, the side elevations would remain in keeping with the adjacent neighbour and the street scene would not be considerably harmed, retaining the wider amenity.

- 11.5 The site is visible from Ashdene Road to the rear. As a result of negotiations, amended plans were received which proposed raising the eaves height resulting in a narrower span and smaller surface area of roofing. This was considered of benefit to the proposal, as it would reduce the overall bulk and visual impact to the streetscene from Ashdene Road. The modest width of the rear pitch was considered to help mitigate the overall impact of the extension, and would ensure it would not appear overly dominant and out of proportion with the original building.
- 11.6 The proposal would not impact upon the frontage of the building and the obscure glazed side windows would ensure the proposal would not have an unacceptably harmful impact upon the amenities of neighbouring residents. These factors would, combined with the use of matching materials, ensure the proposal would be sympathetic to the appearance of the dwelling and its surroundings. The development would therefore be in accordance with the requirements of Policies DP1, DP8 and DP11.
- 11.7 The Parish Council's comments are noted, but on balance it is considered that the proposed design would be acceptable, and permission is therefore recommended.

## **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.

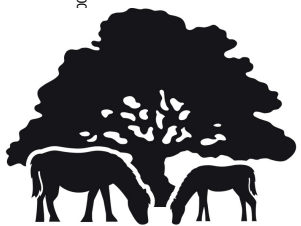
- 2 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

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: D2A, D4A, D5 and D7. 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.



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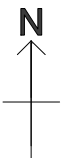
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