

Application No: 18/00727/FULL Full Application

Site: Moulands Farm, Winsor Road, Winsor, Southampton, SO40 2HN

Proposal: Single storey rear extension; first floor rear extension

Applicant: Mr Dawe

Case Officer: Liz Young

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

Applicant is related to member of staff.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 16 - Conserving and enhancing the historic environment
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Recommend permission but will accept a delegated decision; The Council raise no objection to the proposed plan.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Notification of proposed change of use of agricultural building (less than 150 sq. metres) to C1 use (18/00682) - no further details required 10 October 2018
- 10.2 Application for a Certificate of Lawful Development for proposed single storey rear extension (17/00985) - planning permission required on 5 January 2018
- 10.3 Farmhouse (existing dwelling to be demolished) (28064) approved on 19 December 1984

11. ASSESSMENT

- 11.1 This application relates to a modest, two storey cottage which originates from the 1980s and is a replacement of an earlier property. The site lies within rural surroundings and within the Forest North East Conservation Area. The south and east boundaries of the site are adjoined by agricultural land which also falls within the applicant's ownership. An attractive barn (recently subject to a prior notification submission) of local historic interest straddles the boundary between the curtilage and the land to the south. The house itself is set back from the road and is orientated at 90 degrees to the roadside boundary within its main elevation facing west onto the access drive and yard area. The site is not directly adjoined by any other residential properties.
- 11.2 Consent is sought to infill the recessed area on the south east corner of the property with a single storey extension and to add a first floor extension above this and the existing utility area. The enlarged ground floor area would comprise a dining room and utility room with a bedroom above. A dormer window is proposed to the rear, together with an increased ridge height. The external facing materials (roof tiles, facing brick work and UPVC windows) would match those on the existing building.
- 11.3 The main issues under consideration would be:
- The extent of floorspace increase based upon the house as it stood on 1 July 1982.
 - The impact the development would have upon the character and appearance of the conservation area.
 - Any potential loss of amenity to neighbouring residents.
- 11.4 No existing floor plans were submitted as part of the 1984 application for the replacement dwelling and the Authority would not be in a position to clearly establish the size of the dwelling

which existed on site in 1982. In this instance it would therefore be necessary to take the earliest measurable plan of the building as the original floor area (the replacement dwelling in 1984 under Consent 28064). The house as approved had a gross internal floor area of 162 square metres. The proposed extensions would result in a gross internal floor area of 185 square metres and this would amount to an overall increase of 14%. This falls within the floor space limits set out under Policy DP11 of the New Forest National Park Core Strategy.

11.5 The existing dwelling is not of any particular historic or aesthetic interest. However the building is characterised by a relatively modest scale, compact form and steep gabled roofline. Because much of the proposed enlargement would infill a recessed area to the rear of the property it would not add significantly to the overall scale, bulk and impact of the existing dwelling. Whilst additional first floor accommodation is proposed, the eaves line would remain very low, maintaining the steep roof pitch. The ridge would remain subservient to the ridge line of the main house and the use of matching materials and narrow window openings would ensure a sympathetic character and appearance. The proposal would therefore preserve the character and appearance of the Conservation Area in accordance with Policy CP8 of the New Forest National Park Core Strategy.

11.6 The proposed development would be at least 50 metres from the closest neighbouring property and the proposed dormer window would face eastwards away from this property. The proposal would therefore not give rise to any additional harmful impact in terms of loss of light, overlooking or visual intrusion. The development would therefore be in accordance with Policy DP1 of the New Forest National Park Core Strategy and it is recommended that planning permission should be granted.

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 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.

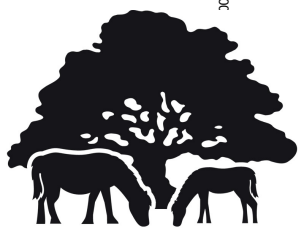
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 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, C or D 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).

- 4 Development shall only be carried out in accordance with drawing nos: 234.05A, 234.10 and 234.09A. 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.



NEW FOREST
NATIONAL PARK

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