

Application No: 18/00323/FULL Full Application

Site: Home Farm, Canada Road, West Wellow, Romsey, SO51 6DE

Proposal: Single storey rear extension; replacement balcony; new roof to porch

Applicant: Mr & Mrs Curl

Case Officer: Liz Young

Parish: WELLOW

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
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Wellow Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Wellow Parish Council: Recommend permission; the proposal would not result in overlooking and would not be detrimental to its surroundings.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of support received from the occupant of a neighbouring property; No harmful impact, well screened by hedgerow.

10. RELEVANT HISTORY

- 10.1 Stable block (12/97226) approved on 22 May 2012
- 10.2 Erection of detached four bedroom replacement dwelling with detached double garage and associated works (TV/S/99/08505/1) approved on 5 February 1999

11. ASSESSMENT

- 11.1 This application relates to a substantial and relatively imposing detached 2.5 storey property which lies within relatively rural surroundings close to Canada Common. The property is adjoined by paddocks to the east and also to the south whilst the north boundary is adjoined by a detached property. The property is a relatively recent replacement of an earlier, more modest property following the granting of planning consent in 1999.
- 11.2 Consent is sought to add a large single storey extension to the rear of the property. The extension would form a new kitchen and dining area and would incorporate a contemporary style with zinc roof, render and aluminium windows. The addition would project by just under 9 metres from the rear wall of the existing house. A number of other external works are also proposed, including the re-roofing of the front porch and the replacement of the timber balustrade on the rear balcony with a glazed enclosure of the same height.
- 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 dwelling and the character of the wider area.
 - Any potential loss of amenity to neighbouring residents.
- 11.4 Policy DP11 seeks to ensure dwellings within the New Forest are not enlarged by more than 30% (based upon what existed on site on 1 July 1982). Whilst there are no full floor plans available on previous planning files which establish the total internal floorspace of the dwelling which originally existed on site, the site plan submitted in relation to the replacement dwelling consent shows that the original building had an external footprint of 64 square metres. In this case of a fully two storey dwelling this

would suggest a potential original floorspace of 128 square metres. The dwelling currently on site has a gross internal floorspace of just over 330 square metres (a 160%) increase. Whilst the applicant does make the case that the proposed extension would result in a 30% floorspace increase based upon the dwelling on site, the overall cumulative increase proposed would amount to a 220% increase. Whilst it is the case that the previous enlargement of the property was the result of a replacement rather than an enlargement Policy DP11 makes it clear that the 30% would always be based upon the *original* building. Based upon this (and the fact that current policy on replacements is more restrictive in terms of seeking to ensure no further increase) the approach of measuring overall cumulative increase in this case is considered appropriate.

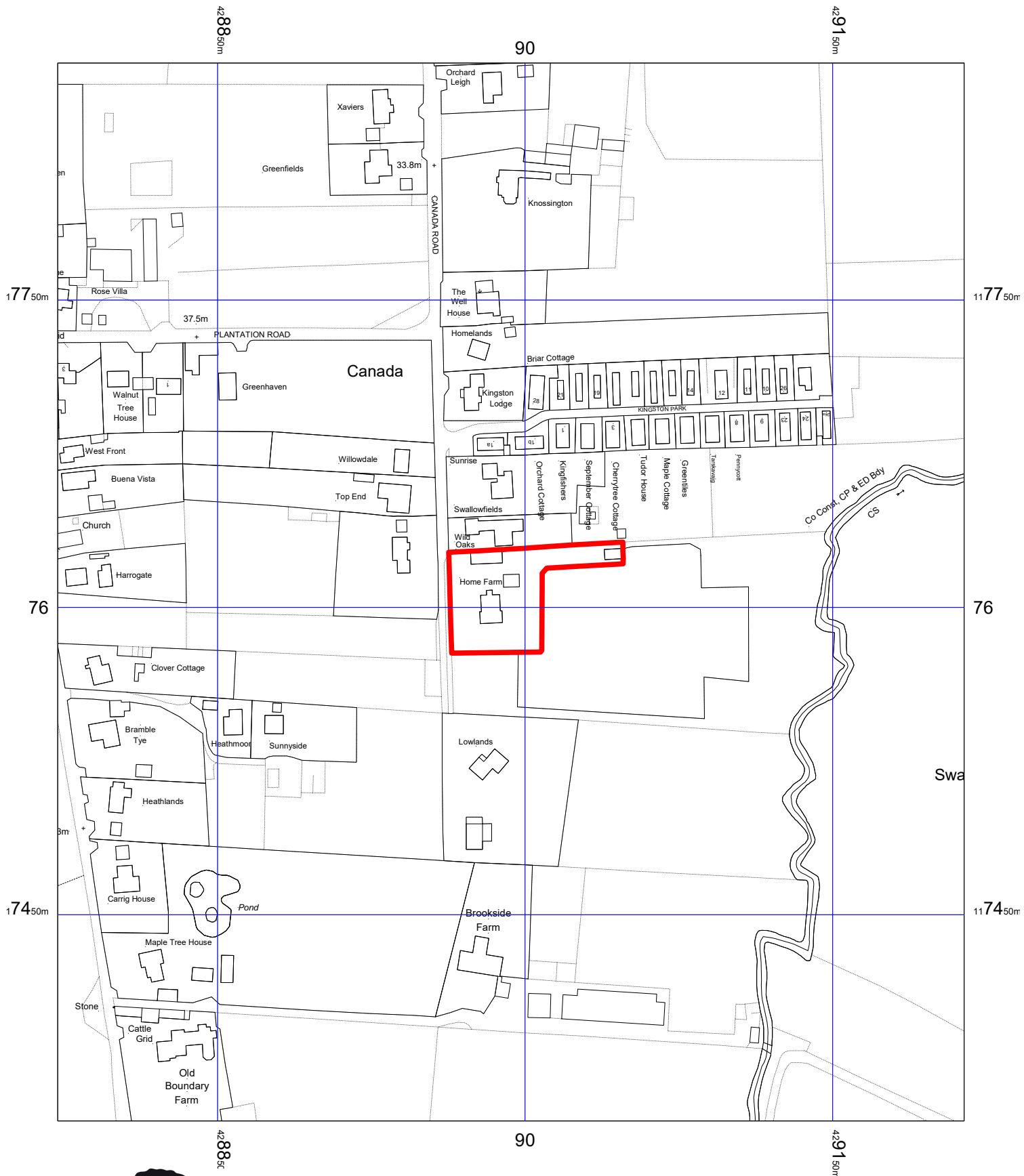
- 11.5 The Authority is carrying forward the floorspace limits set out under Policy DP11 in the emerging Local Plan (for both extensions and replacement dwellings). The emerging local plan recognises that for some time, proposals to incrementally extend dwellings in a nationally designated landscape can affect the locally distinctive character of the built environment of the New Forest. In addition, extensions can over time cause an imbalance in the range and mix of housing stock available. An appeal decision (reference APP/B9506/D/15/3004446) which demonstrates the importance of ensuring extensions to dwellings fall within acceptable limits relates to a large property at Bucklers Hard. This property had undergone previous extensions and the appeal proposal would have then exceeded the 30% limit by 2% (significantly less than the current proposal). Despite the modest size of the proposal the Inspector dismissed the appeal concluding that it was an immediate conflict with Policy DP11. This appeal decision only serves to highlight that the excessive size and scale of the current proposal would clearly be at odds with the modest form of the original building and its rural context.
- 11.6 It has been observed on site that the layout of the plot and the proposal is such that there would not be any direct harm to the amenities of neighbouring residents. Whilst the existing dwelling is not of any significant aesthetic interest and the general principle of introducing a contemporary design would not be unacceptable, the proposed extension would add significantly to the overall size of the building and would add to its overall scale, bulk and form contrary to the objectives of Policy DP11. Whilst an additional plan has been submitted by the agent, this is an Ordnance Survey map relating to the wider area dated 1964 at a scale of 1:2500. This map is therefore not considered to be as reliable as the more recent and more accurate site plan referred to above. In any event the footprint shown on the Ordnance Survey map is not significantly larger than that of the site plan. There are no overriding material considerations put forward by the applicant which would justify the further enlargement of the property over and above the limits imposed by Policy DP11 and it is therefore recommended that the application should be refused.

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.



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Scale: 1:2500

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