

Application No: 18/00467/FULL Full Application

Site: Langley Close, West Common, Langley, Southampton, SO45 1XJ

Proposal: Replacement dwelling and associated works; Demolition of existing dwelling

Applicant: Mr Cleary, Gracelands Ltd

Case Officer: Natalie Walter

Parish: FAWLEY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP2 The Natural Environment
 CP8 Local Distinctiveness
 DP1 General Development Principles
 DP6 Design Principles
 DP10 Replacement Dwellings
 DP11 Extensions to Dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
 Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Fawley Parish Council: Recommend permission.

8. CONSULTEES

- 8.1 Ecologist: No objection subject to conditions.
- 8.2 Landscape Officer: Objection. The proposals, with extensive areas of hardstanding and glazing, will have a cumulative suburban impact on the site and setting of the house which will hamper blending into the landscape.
- 8.3 Tree Officer: No objection.
- 8.4 Building Design & Conservation Area Officer: Objection. The proposal has been amended from the 2017 scheme but the substantial issues of design, namely overall scale, form, massing and detailing, have not been addressed.

9. REPRESENTATIONS

- 9.1 A representation has been received from the agent in response to consultee comments, summarised as follows:
- Existing houses in West Common are suburban in character;
 - Overall ridge line is 3m longer than existing dwelling but broken into parts;
 - Volume of glazing has been reduced from the refused scheme;
 - Volume of permeable block paving is similar to nearby properties;
 - Existing outbuildings will be retained;
 - Existing boundary treatment will be retained other than replacement of fence where required;
 - Lighting measures are appropriate as per the ecology report; and
 - Site footprint is less than the existing property.

10. RELEVANT HISTORY

- 10.1 Replacement dwelling and associated works; demolition of existing dwelling (17/00905) refused on 22 December 2017.
- 10.2 First floor rear extension (11/96596) granted on 26 August 2011 (not implemented).

11. ASSESSMENT

- 11.1 Langley Close is a detached bungalow set within a substantial plot. The property is located to the south of West Common Road in Langley. The site also contains various outbuildings. The roadside boundary comprises an established hedgerow with a timber and wire fence. The existing access from West Common Road is gated. Pony paddocks lie immediately to the south of the garden.
- 11.2 The application proposes the demolition of the existing dwelling and the construction of a replacement dwelling incorporating a

basement. The existing garage and outbuildings will remain with the exception of the existing greenhouses. The proposed dwelling would be suburban in style with materials comprising red brick, treated timber and fibre cement slate tiles. The boundary treatments will remain as existing, except for the renovation of the existing timber entrance gates.

11.3 The application has been submitted following the refusal of a previous application for a replacement dwelling in December 2017. Amendments to the scheme include:

- Reduction in the size of the basement (by 62 sq.m);
- Amended roof line;
- Amended fenestration;
- Change to proposed materials; and
- Provision of updated ecological information.

11.4 The main issues under consideration are:

- Demolition;
- The extent of the floor space increase based upon the property as it existed on 1 July 1982;
- Design and impact on the character and appearance of the area and the wider open forest landscape;
- Impact on the amenity of adjacent properties;
- Impact on trees; and
- Impact on ecology.

Demolition

11.5 The site is not within a conservation area where specific consent is required to demolish a dwelling. However, Policy DP10 precludes demolition of a dwelling that makes a positive contribution to the historic character and appearance of the locality. This is not considered to be the case with the existing dwelling.

Floor Space of Replacement Dwelling

11.6 Policy DP10 states that replacement dwellings outside of the defined villages that are not defined as small dwellings should be of no greater floor space than the existing dwelling (with the existing dwelling defined as the dwelling as it existed on 1 July 1982). The floor space figures, based on the case officer's calculations using the applicant's submitted drawings and previous planning application plans relating to the property, are as follows:

- Existing floor space (as of July 1982): 220 sq. m
- Proposed floor space: 339 sq. m
- Percentage increase in floor space: 54%.

- 11.7 The proposed replacement dwelling would comprise a 54% increase in floor space as compared to the dwelling as it existed on 1 July 1982. This is well in excess of the requirements set out in Policy DP10.

Design

- 11.8 Paragraph 7.34 of the Core Strategy states that replacement dwellings should be of a similar footprint, scale and size as the existing building. Further guidance on replacement dwellings is contained within the Design Guide Supplementary Planning Document (SPD) (pages 23 to 28). It states that proposals should look to provide compatible: building form, window proportion and impact; material combinations; and spacing, curtilage and boundary treatments. Suburban building character and alien material combinations should be avoided.
- 11.9 The proposed architectural approach is not supported by the Authority's Senior Conservation and Building Design Officer. The scheme proposes to replace the existing dwelling with a new house which includes increased use of the roof space and introduces a basement floor. The proposal is not considered to respond to the Design Guide and increases the mass and scale of the building together with the addition of a complexity of form and detail to the elevations and roof slopes. The resultant dwelling is very suburban in style and fails in its general form and massing to respond to local character or adopted design guidance. The large oversized dormers, complex contrived roof shape, conflicting and overlapping gables and excessive glazed elevations create a design which fails to respond to the New Forest context. It is acknowledged that the materiality has changed since the previous scheme but this is not considered to overcome the more fundamental issues of scale, form, massing and detailing.
- 11.10 In addition, the Landscape Officer has raised concerns in relation to the extent of glazing, and the resultant light pollution, and the extensive areas of block paving, which contribute to the suburban nature of the proposal. It is therefore considered that the proposal does not accord with Policies DP1, DP10, DP11 and CP8 of the Core Strategy.

Impact on Amenity of Adjacent Properties

- 11.11 Due to the siting of the proposed dwelling and the distance between it and the neighbouring property (Scots Pines), it is considered that there would be no adverse impact on residential amenity in terms of overlooking or shading.

Impact on Trees

- 11.12 The Tree Officer has indicated that there are no trees on site that would be a constraint to the proposed development and has no objection on tree grounds.

Impact on Ecology

- 11.13 Since refusal of the previous scheme, further survey work has been undertaken to address the potential presence of protected species. Appropriate measures of compensation and enhancement are provided in the submitted plans and ecology report and the Authority's Ecologist has no objection to the proposal, subject to conditions.

Conclusion

- 11.14 The application proposes the demolition of the existing dwelling and the construction of a replacement dwelling, incorporating a basement, following the refusal of a previous scheme in December 2017.
- 11.15 Whilst the materiality has changed since the previous scheme, this is not considered to overcome the more fundamental issues of scale, form, massing and detailing. Refusal is therefore recommended.

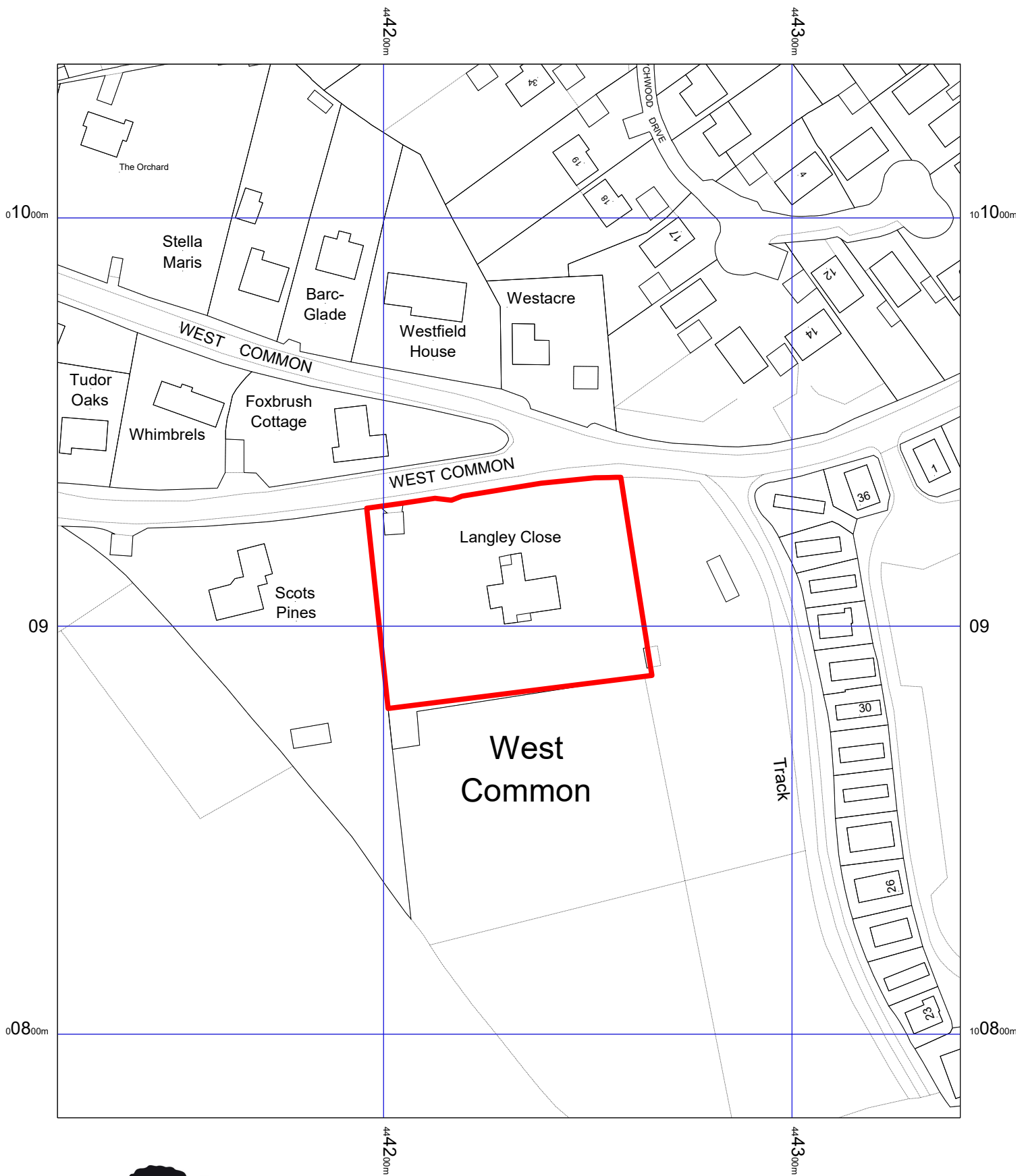
12. RECOMMENDATION

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 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.
- 2 The scale, fenestration and form of the proposed dwelling would add unacceptably to the impact of built development across the site. The proposals would have a harmful urbanising impact upon the site and views from the wider area, especially to the south, and would therefore be contrary to the requirements of DP1, DP10 and

CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the requirements of the Design Guide Supplementary Planning Document.



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