

Application No: 18/00827/FULL Full Application

Site: Pegasus, Barrow Hill Road, Copythorne, Southampton, SO40 2PH

Proposal: Roof alterations from hipped to gable and 2No. new front dormer windows to facilitate addition habitable accommodation; pitched roof to existing dormer window; single storey rear extension; single storey rear extension to existing outbuilding; demolition of existing conservatory

Applicant: Ms L Luck

Case Officer: Liz Young

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP11 Extensions to Dwellings
DP12 Outbuildings
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 Refusal:

- The occupants of neighbouring properties have raised objections to the proposed plans.
- Officer comments are noted in relation to the character and appearance of the conservation area and the amenities of neighbouring residents.

8. CONSULTEEES

8.1 Tree Officer: No objection.

9. REPRESENTATIONS

9.1 Three letters of objection received from the occupants of neighbouring properties:

- Proposal would have an adverse impact on the amenities of neighbours by reason of overlooking, loss of privacy and overbearing impact, particularly with regards to Homeleigh.
- The two ground floor windows proposed to the north and the two windows adjacent to the existing dormer to the west would give rise to loss of privacy.
- Proposal and its relationship with adjoining buildings would be harmful to the character of the area and would change the character of the existing building.
- Inappropriate development within the Conservation Area, adjacent to a Grade II Listed hovel and opposite a scheduled monument.
- Proposal would increase the visibility of the roofline in the wider area.
- The building should retain its character as a 1950s dwelling.
- The proposed introduction of another bathroom and toilet to a property not on mains drainage could cause a rise in water levels in the immediate area.

10. RELEVANT HISTORY

10.1 Rear conservatory (04/81729) approved on 30 July 2004

11. ASSESSMENT

11.1 This application relates to a detached bungalow with rooms in the roof. The property lies within the Forest North East Conservation Area and is positioned within a moderately sized plot. Whilst the site lies within a large cluster of residential properties the setting is essentially rural and open fields lie immediately across the road to the east. Detached residential properties lie immediately to the north and south.

11.2 Consent is sought to carry out roof alterations on the main house in order to form additional accommodation within the roof and also to extend the garage which lies in the rear garden area to form a workshop and garden room. The roof alterations to the main

house would comprise a slight increase in ridge height from 5.7 metres to 6 metres, the change from a hipped to gabled roofline, the introduction of two dormer windows and a roof light to the front elevation and the introduction of a hipped roof and two roof lights to the rear elevation. The proposed garage extension would comprising facing materials to match existing (brick and tile). A roof light is proposed to each roof slope and patio doors are proposed to the north elevation facing inwards towards the garden.

11.3 The main issues to assess would be:

- The extent of floor space increase based upon the house as it stood in 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 The original dwelling had a gross internal floor space of 122 square metres. The proposed development (including the conservatory which was previously added in 2004) would have a gross internal floor space of 156 square metres which would amount to a 28% increase. The proposals would therefore fall within the floor space limitations set out under Policy DP11 of the New Forest National Park Core Strategy.

11.5 The existing dwelling, whilst relatively unobtrusive and low key, is not of any particular historic or aesthetic interest and does not make a notable contribution to the character and appearance of the Conservation Area. Whilst the proposed roof alterations would, to some degree, increase the prominence of the building in the street scene, there would only be a marginal increase in ridge height and the proposed dormer windows would not be disproportionate to the main building. Furthermore the ridge would be no taller than that of the immediate neighbour, Homeleigh, which lies to the north of the site. The proposals would maintain the low eaves height of the building and the overall design would be similar in character to Homeleigh (which also includes a dormer window). The proposal would therefore preserve the character and appearance of the conservation area in accordance with Policy CP8. Whilst concerns raised in relation to the listed building to the south and the tumuli to the east are noted, the proposed development would not encroach any closer towards them. An access road lies between the application site and the listed cottage and it would remain the case that the property would not form part of the immediate setting to the listed building.

11.6 With regards to trees, the Authority Tree Officer considers that the proposal would not have an impact on any trees on or off site. Whilst there is an off-site maturing oak tree adjacent to the outbuilding there is a sufficient degree of separation to ensure it would not be adversely affected by the proposed development.

The existing boundary fence will act as sufficient tree protection fencing so there would be no necessity to impose any tree protection conditions. The proposals are therefore considered to be in accordance with the requirements of Policies CP2 and CP8 of the New Forest National Park Core Strategy.

- 11.7 The proposed outbuilding extension would not impact upon public views and would maintain the existing low roofline. The external footprint would remain modest at just over 40 square metres and a condition ensuring the building would not subsequently be used for habitable accommodation would ensure it would meet the requirements of Policy DP12.
- 11.8 Having regard to the fact that there is already a rear facing bedroom dormer on the property it is considered that the proposals would not give rise to any additional or harmful loss of amenity towards the immediate neighbour. It would remain the case that the upper floor windows would be positioned at an angle to the boundary with the neighbouring property and would only enable oblique views towards the further end of their rear garden area. Furthermore the proposed dormer window would serve a bathroom and (in contrast to the existing opening) could reasonably be conditioned to remain obscurely glazed. Whilst the occupants of the neighbouring property raise concerns over the windows proposed to each side of the dormer these would be rooflights and would therefore not give rise to any additional potential for overlooking in comparison with the existing situation. The proposed ground floor windows to the north would look towards the neighbour's front drive and parking area and would partially be screened by the close-boarded fence along this boundary. The windows would be modest in size and would be set back by at least 2 metres from the fence.
- 11.9 The footprint of the dwelling would remain unchanged and the development would not encroach towards the boundary with the neighbour; these views would also partially be obscured by the neighbour's outbuilding located adjacent to the boundary. The proposed outbuilding extension would not be visible from any neighbouring properties and the proposals are therefore considered to be in accordance with Policy DP1 of the New Forest National Park Core Strategy.

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 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).

- 3 The outbuilding the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The external facing materials to be used in the development (extension and outbuilding) shall match those used on the existing buildings, 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).

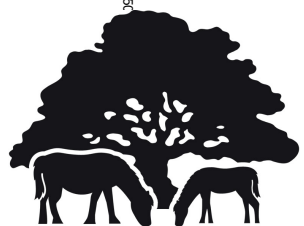
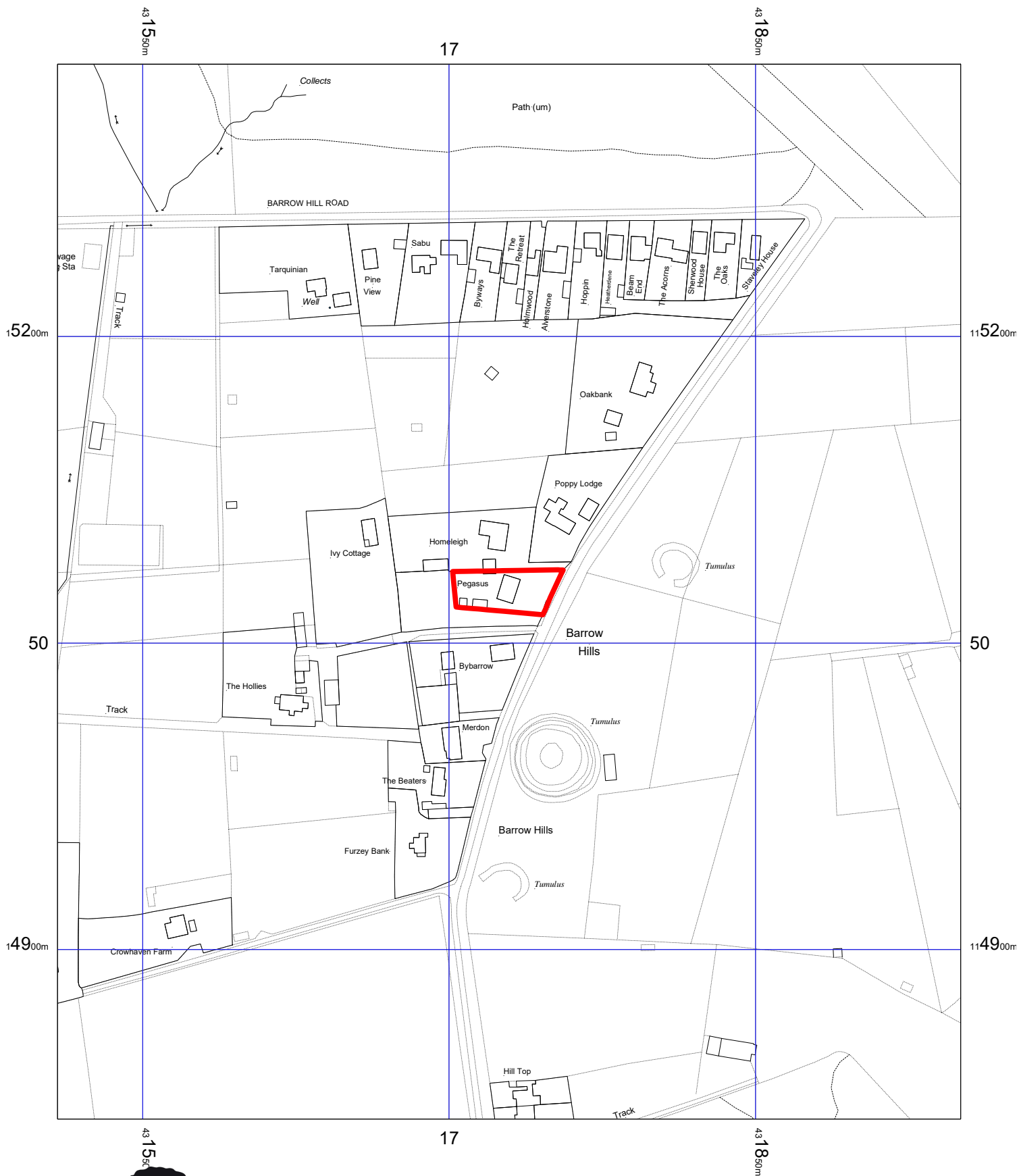
- 5 Development shall only be carried out in accordance with drawing nos: R106, R103 Rev B and R104 Rev A. No alterations to the approved development shall be made unless otherwise agreed in

writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the buildings in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 6 The first floor dormer window on the west (rear) elevation hereby approved shall at all times be obscurely glazed and non-opening (other than the fan light).

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).



NEW FOREST
NATIONAL PARK

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