

Application No: 19/00722/FULL Full Application

Site: 50 Ashdene Road, Ashurst, Southampton, SO40 7DN

Proposal: Single storey rear extension; roof alterations and new dormer window to facilitate additional first floor accommodation

Applicant: Mr C Sheppard

Case Officer: Katie McIntyre

Parish: ASHURST AND COLBURY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
 SP17 Local distinctiveness
 DP18 Design principles
 DP36 Extensions to dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Ashurst and Colbury Village Design Statement

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

Ashurst and Colbury Parish Council: Recommend refusal.

Although it was noted that the proposals had been amended to comply with the floor space limit, the design and raised ridge height was still considered too bulky and out of keeping with the property (DP2, a & b). Concerns were also raised over the impact the proposal would have on neighbouring

amenity (DP2, e.) from both the increased roof area and height and raised terrace area. Concerns were also raised that to allow small dwellings like these to undergo such significant increases in size would have a detrimental impact on the stock of small housing in the village and in addition would contribute to the erosion of the character of the immediate local area (SP17).

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Roof alterations to facilitate first floor accommodation; single-storey extension; raised terrace (19/00364) withdrawn on 28 June 2019.

11. ASSESSMENT

11.1 The application site is a detached hipped roof bungalow which is sited within the defined village of Ashurst and is classified as a small dwelling. The property is sited in a residential area which is characterised by bungalows of a similar size and design built in the late 1950s to early 1960s. A number of the bungalows have undergone loft conversions, including that of the adjacent dwelling, number 48. The site is sited on a slope with the land rising towards number 52 as well as it sloping away to the rear. This application seeks consent for roof alterations to facilitate first floor accommodation, including raising the roof of the existing bungalow and a single-storey extension. It is noted that a current planning application is also being considered at number 54 Ashdene Road for a similar proposal (item 2 on this agenda).

11.2 The relevant considerations are:

- the impact upon the character and appearance of the area;
- whether the proposed additions would be appropriate to the existing dwelling and its curtilage; and
- the impact upon neighbour amenity.

A previous application at the site was withdrawn (19/00364) and this application has been submitted following pre-application discussions with officers.

11.3 This application proposes to increase the ridge height of the bungalow by 1m with the hipped profile of the roof being retained to the front elevation and a cropped gable being created to the rear. A modest, flat-roofed dormer would be positioned within the

side elevation and the footprint of the dwelling would be extended to the rear. Elevations of the adjacent properties (nos. 52 and 48) have been submitted with the application and these elevations illustrate the proposed ridge height of the application property would match that of number 48 and would be 600mm lower than that of number 52.

- 11.4 The Ashurst and Colbury Village Design Statement SPD (page 13) identifies that a significant proportion of the bungalows on the estate built by Bratcher, such as the site in question, have been extended. The document goes on to state that it is noticeable that the original roof space has often been used to provide additional living accommodation as is evident by dormers or velux windows to the front and rear of the properties. Many of the roof extensions are sympathetic to the original design. A recommendation of the Village Design Statement is that the scale, form and mass of any new development should be in keeping with surrounding buildings and be sympathetic to the character, appearance and rural outlook of the village.
- 11.5 The proposed dormer window would also be set in from the ridge line and would not appear overly large or disproportionate within the roof. The retention of the hipped profile of the dwelling to the front would also ensure that the property retains its overall character in the street scene. It is not, therefore, considered the proposal would appear visually imposing or out of keeping with the locality, being similar to other development within Ashdene Road.
- 11.6 As the property is classified as a small dwelling, any proposal would also need to adhere to the floorspace restriction contained with Policy DP36 of the Local Plan which seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in housing stock. The Authority's records indicate the dwelling has an 'existing floorspace' of 67m². The proposed development would result in a total proposed floorspace of 100m² which would comply with this element of Policy DP36. To ensure that the property is not enlarged further contrary to Policy DP36, a restrictive condition removing permitted development rights would be necessary. A restrictive condition ensuring that the areas of roof void remain non-habitable floorspace would also be required to comply with Policy DP36.
- 11.7 With regard to neighbour amenity, no representations have been received and it is not considered the proposal would result in undue loss of light to either neighbouring dwellings. This is because the eaves height of the property would remain single-storey and the roofline would be hipped away. Two first-floor windows are proposed in the side facing number 48 and it is considered, in order to protect the privacy of this property that these windows would need to be conditioned to be obscurely

glazed and fixed shut, except for a fan light opening. With regards to the rooflight on the side facing number 52, this would be sited above the stairs and the relationship is such that it is considered views of number 52's amenity space would not be affected.

11.8 In relation to the concerns raised by the Parish Council, the proposed alterations are considered to be in keeping with the locality for the reasons set out above.

11.9 To conclude, for the above reasons, it is recommended permission is granted subject to appropriate conditions.

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 DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

2 Development shall only be carried out in accordance with drawing numbers 01 and 01 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 building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

3 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 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, B or C 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 DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.

Reason: To ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). Also in order to safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 The first floor window on the side (north east) 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 The rooflight on the side (north east) elevation hereby approved shall at all times be obscurely glazed and non-opening.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 8 No additional roofspace shall be converted to form habitable space in the areas hatched green on drawing number 01 A.

Reason: The creation of additional habitable accommodation / floor space would be contrary to Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 03/12/2019

Ref: 19/00722 FULL

Scale: 1:1000



© Crown copyright and database rights 2019 Ordnance Survey 100014703