

Application No: 19/00766/FULL Full Application

Site: 54 Ashdene Road, Ashurst, Southampton, SO40 7DN

Proposal: First floor extension; 2no. new dormers to facilitate additional first floor habitable accommodation; raised decking

Applicant: Mr T Trowbridge

Case Officer: Carly Cochrane

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
DP18 Design principles
DP36 Extensions to dwellings
SP17 Local distinctiveness

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. The additions to the roof, both size and design, were considered too bulky and out of keeping with the existing property and immediate local area (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. It was agreed 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. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The application site is located to the north western side of Ashdene Road, and comprises a detached bungalow with a hipped roof. The property is located within the defined village of Ashurst and the area is characterised by dwellings of a similar scale and design; there is therefore a set character and appearance to the area. The rear garden slopes away from the dwelling, and backs onto and overlooks 4 Pine Close.

11.2 Amended plans have been received in order to overcome issues with regard to floorspace and concerns with regard to design raised by the case officer. This application therefore seeks planning permission for the erection of a first floor extension in respect of altering the rear roof slope from hipped to gable, and the installation of two flat roofed dormer windows, one upon each side roof slope, in order to facilitate first floor habitable accommodation.

11.3 There would be no increase in the overall ridgeline height of the dwelling. The proposed dormer windows would be set back approximately six metres from the front-most elevation, which comprises a bay window, and the window upon the north eastern roof slope would be obscure glazed and non-opening up to 1.7 metres. All materials, with the exception of the flat roofed dormers, would match those upon the main dwellinghouse. The proposal also includes an area of raised decking, immediately adjacent to the rear elevation. It is noted that a current planning application is pending determination at number 50 Ashdene Road for a similar proposal.

11.4 Although the property is within the defined village, it had a 1982 floorspace of approximately 66 square metres; as such, it is classed as a small dwelling, and is restricted to a maximum

floorspace of 100 square metres. The proposal would meet, but not exceed, this limitation. It is considered reasonable and necessary to removed permitted development rights, to ensure against any further enlargement of the dwelling or the creation of any further habitable floorspace, which would be contrary to Policy DP36.

- 11.5 The proposed alterations do not result in any increase in the ridgeline height, and the proposed dormer windows would be set back from the front elevation; indeed, the dormer windows would be set back from the front by a greater amount than the dormer window at number 56 Ashdene Road. Whilst, on plan form, the dormer windows appear to result in a significant alteration to the form of the roof, due to their proportionate and modest size and aforementioned set back, it is not considered that they would appear unduly dominant or prominent within the street scene. The use of flat roofed dormers, many of which are larger in scale than those proposed, is not uncommon within the area.
- 11.6 The change in the rear roof slope, from hipped to gable, would be visible from within Pine Close by virtue of the sloping ground levels, however, it is also apparent that a number of other properties, including that immediately adjacent, at number 56 Ashdene Road, have undergone similar alterations. This does not form part of or impact upon, the street scene, and this element is considered acceptable. Ashurst and Colbury Village Design Statement (VDS) Supplementary Planning Document (SPD) identifies that a significant proportion of the bungalows on the estate built by Bratcher, such as the site subject of this application, have been extended. The document goes onto 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, and many of the roof extensions are sympathetic to the design. A recommendation of the VDS 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. Overall, it is not considered that the proposal would result in any significant adverse impact upon the character or appearance of the area, nor would it be incongruous within the locality.
- 11.7 With regard to impact upon neighbouring amenity, no representations have been received and it is not considered that the proposal would result in undue loss of light to either neighbouring dwellings. The proposed change in the rear part of the roof involves the insertion of a small window, of a scale to match those existing upon the dwellinghouse. Whilst this introduces a new opportunity for overlooking into neighbouring properties, this is negated by the presence of similar windows within the gable ends or dormers of these neighbouring properties, which already result in a level of overlooking. The

proposed dormer window upon the south western roof slope would be immediately opposite the side roof slope of number 56 Ashdene Road, and would serve a bedroom and shower room. It is not considered that this dormer window would result in any exacerbated level of overlooking in comparison to that proposed upon the rear gable. The dormer window upon the side (north east) elevation would be obscure glazed and fixed shut to 1.7 metres, which limits the opportunity for overlooking into the neighbouring property of number 52 Ashdene Road.

- 11.8 The Parish Council also raised concerns with regard to the proposed area of raised decking, required due to the sloping ground levels at the site. The level of the decking would be lower than the internal floor level of the dwellinghouse, and as such, it is not considered that it would give rise to any additional opportunity for overlooking. Overall, it is not considered that the proposal would result in any significant adverse impact upon neighbouring amenity.
- 11.9 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.
- 11.10 It is therefore recommended that permission be granted, as the proposal is in accordance with Policies DP2, DP18, DP36 and SP17 of the adopted Local Plan 2016-2036.

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

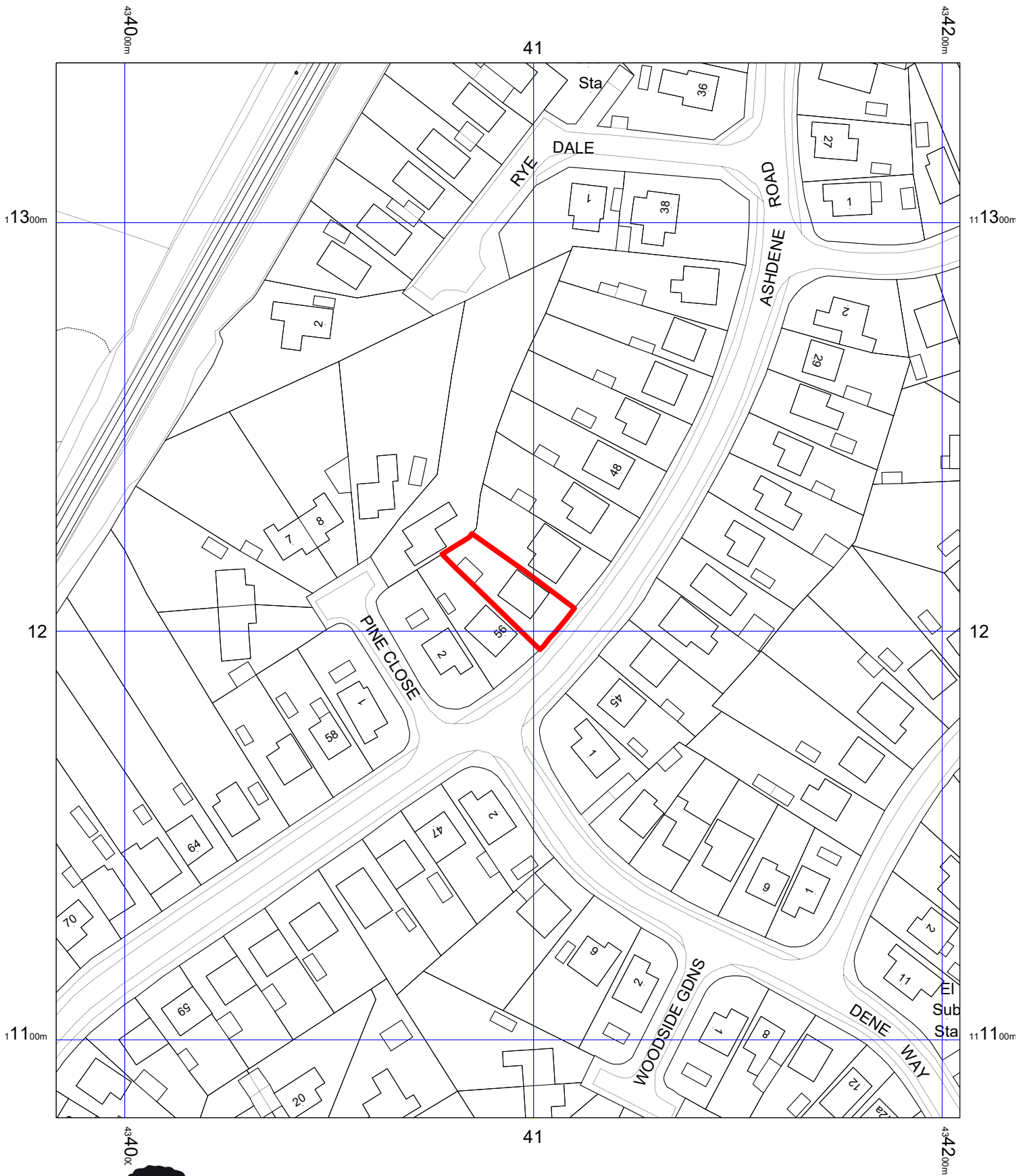
The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

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: 1, 01-04/13, 03-04/13.
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 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).
- 4 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby approved.
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 The first floor window on the north eastern 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).
- 6 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).



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