

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10.1 Roof alterations to facilitate first floor accommodation; single-storey extension; raised terrace (19/00364) withdrawn on 28 June 2019.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
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Tel: 01590 646600 Fax: 01590 646666

Date: 03/12/2019

Ref: 19/00722 FULL

Scale: 1:1000



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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. CONSULTTEES

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

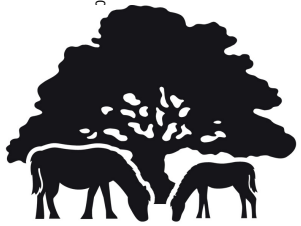
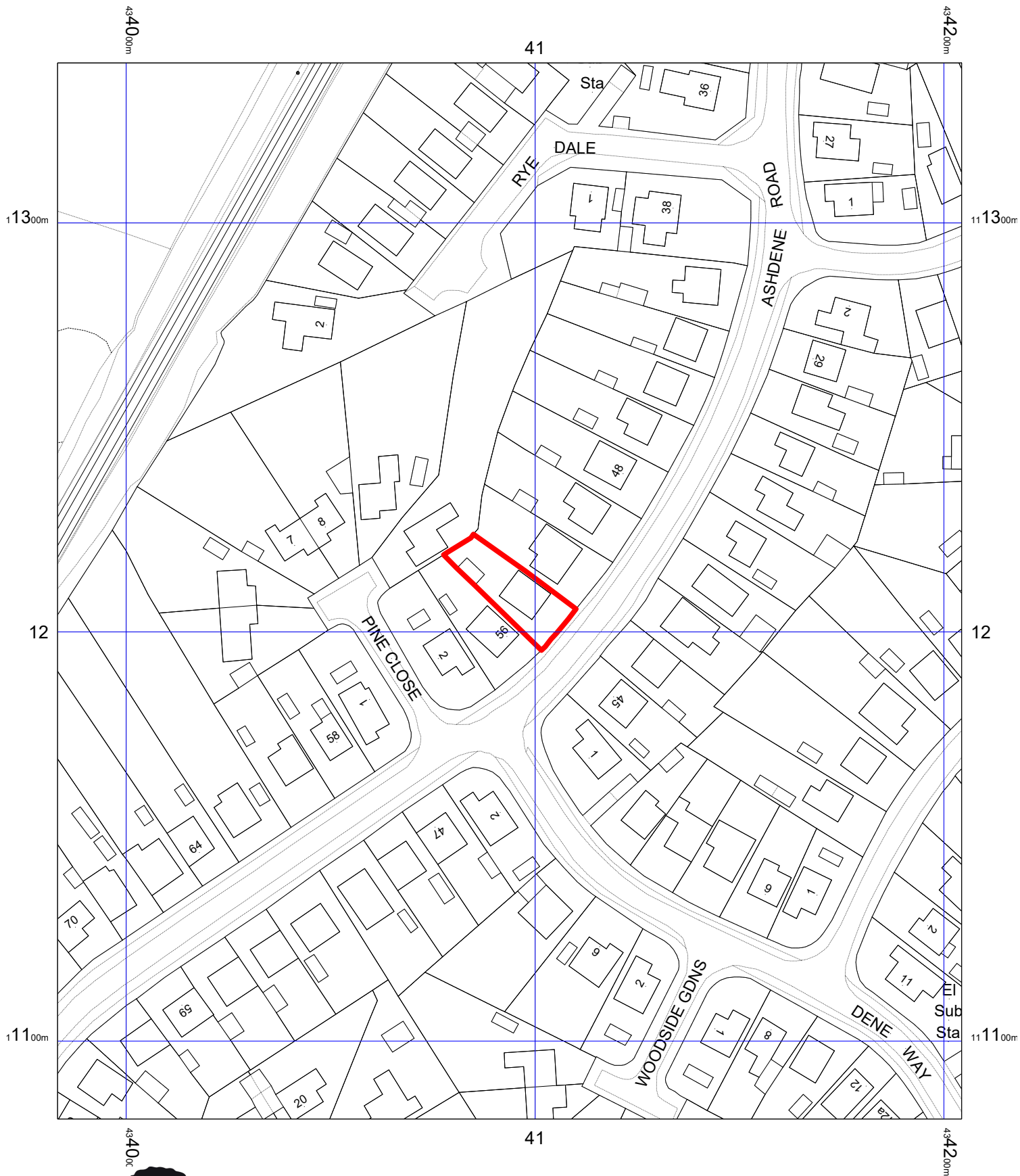
The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

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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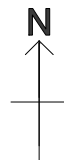
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
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Tel: 01590 646600 Fax: 01590 646666

Date: 04/12/2019

Ref: 1900766 FULL

Scale: 1:1250



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Application No: 19/00799/FULL Full Application

Site: Land At Arnewood Bridge Road, Off Barrows Lane, Sway, Hampshire, SO41 6ER

Proposal: Retention of barn

Applicant: Mr M Rickman

Case Officer: Ann Braid

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
 DP50 Agricultural and forestry buildings
 SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
 Sway 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

Sway Parish Council: Recommend refusal for the reasons summarised below:

- Lack of evidence of functional need.
- Concern at the location of the barn so close to the mature trees.

- Visibility from the bottom end of Barrows Lane and from the access to the field on the B3055.
- Use of materials.
- Size of the structure.

[The full comments can be viewed on the Authority's website].

8. CONSULTEEES

8.1 Tree Officer: No objection

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The barn in question was built in May 2019. This retrospective application has been submitted following an enforcement investigation. The building is a monopitch structure, enclosed on three sides and built in profiled metal sheeting supported on reclaimed timber telegraph poles. The building measures 9.4 metres by 7.1 metres and is 4.8 metres high at its highest point. It is located close to the field boundary along which there is a ditch and a row of mixed deciduous trees. The building is currently being used to store hay and machinery.

11.2 The issues to assess in this case are compliance with Policy DP50 of the New Forest National Park Local Plan 2016-2036 (August 2019) in respect of the need for the building, its design, size, scale and location.

11.3 In respect of the need for the building, the applicant has submitted further information. The land in question will be used as back up grazing for a herd of between six and ten cattle that the family own and run on the Forest. It is intended that hay would be cut from the land in early summer and stored in the barn. The fields would be left to re-grow while the animals are on the Forest. The land would then be ready for winter grazing and the stored hay would be used as supplementary feed. The agent has advised that, although the applicant has only recently bought the land, the family have rented and used the field for some time and it is not intended to change the way it is used. Now the barn is in situ, it should reduce the need to bring additional fodder on to the site. The building is located within 400 metres of a dwelling, but as the building is required for storage only there is no need to assess any issues relating to the accommodation of livestock. In the light of the submitted information, it is considered that the building is

reasonably required for the agricultural use of the land and is of a size and scale commensurate with the needs of the holding. It therefore complies with this aspect of Policy DP50.

- 11.4 The Tree Officer has assessed the site. There are currently no Tree Preservation Orders on this site and it lies outside the Sway Tower Conservation Area. There are numerous such boundary hedgerows in this rural location which are typical in the landscape and are predominantly mature Oak. It is considered that there has been little damage to any of the boundary trees from the installation of the barn, and there are no objections to this application on tree grounds and the proposal therefore complies with Policies SP6 and SP7 of the Local Plan.
- 11.5 Although the barn is visible from the surrounding roads it is not intrusive in the landscape and it is not unusual to see barns of this type on agricultural land. The locality is not one of the valued views highlighted in the Sway Village Design Statement SPD, and the building is appropriate in its landscape setting in accordance with Policy SP7, which gives weight to conserving the landscape and scenic beauty of the landscape. With regard to design, the building is a simple, functional structure and its design is appropriate for its purpose as an agricultural store. The applicant has made use of recycled materials and profiled steel and timber posts are traditionally used on agricultural buildings. The National Park Authority Design Guide recommends the use of salvaged and recycled materials in the section on sustainability. There is no objection to the building on the grounds of its visual impact, design or materials and it accords with Policies DP50, SP7 and DP2 of the Local Plan.
- 11.6 With regard to the accuracy of the plans, the building has been measured on site and is 9.4m x 7.1m by 4.8 metres maximum height. The height is 0.2m higher than that scaled from the plans but this may be accounted for by the uneven land to the front of the building and the slope of the field.
- 11.7 Overall, the requirements of Policy DP50 are met by this proposal. In addition, the building has no adverse impact in its setting, and complies with Policies DP2 and SP17 which seek to protect the character of the locality.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

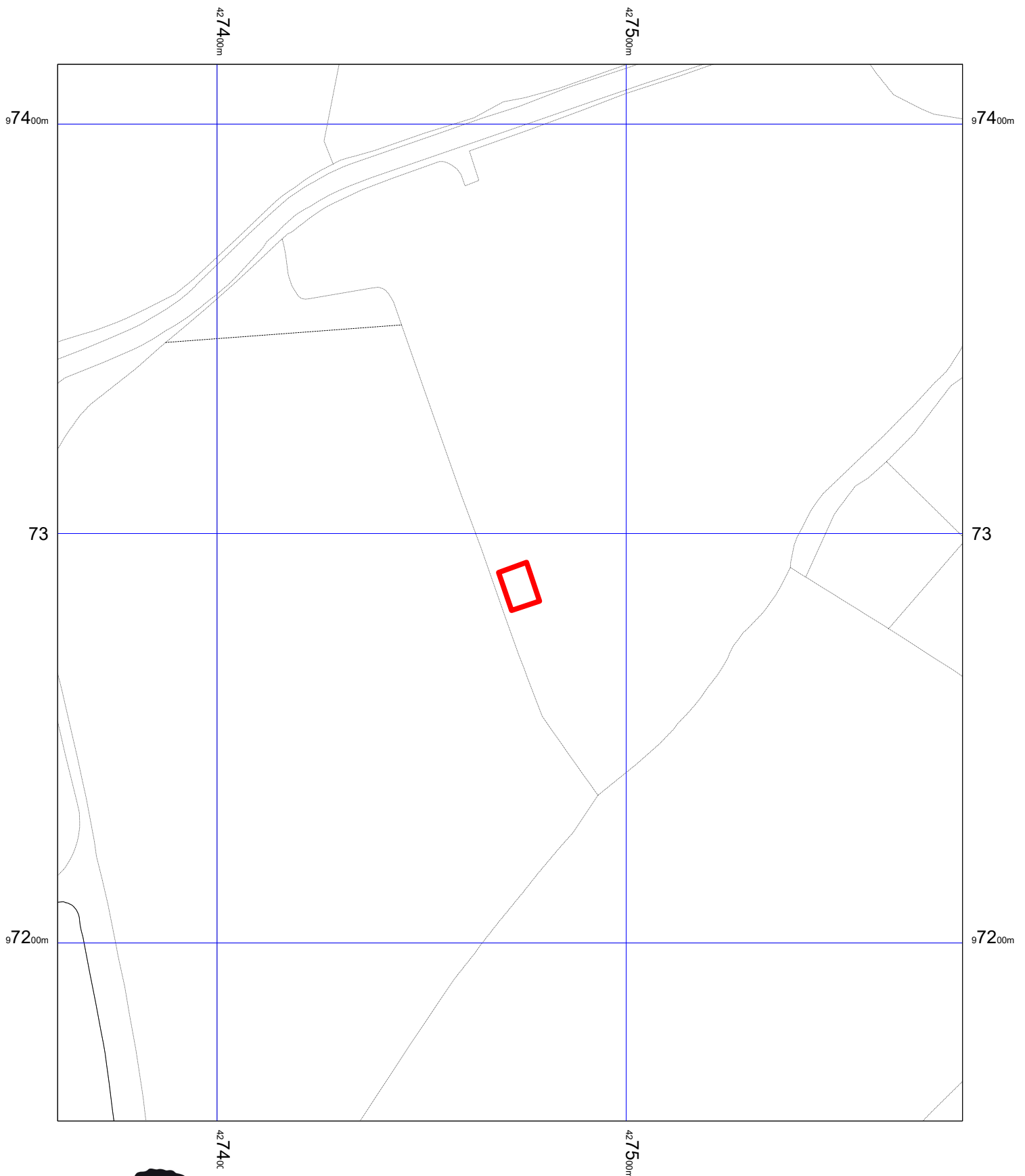
- 1 The building the subject of this permission shall only be used for agricultural storage only and for no other commercial, business or storage purposes whatsoever. If in the future the building is no

longer required for agricultural purposes, it shall be demolished within three months of the cessation of the agricultural use and the land restored to its former condition.

Reason: The extension to this building is only justified on the basis that it is necessary for agriculture and in accordance with Policy DP50 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 2 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



4274.00

4275.00



New Forest National Park Authority
Lymington Town Hall, Avenue Road,
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Tel: 01590 646600 Fax: 01590 646666

Date: 03/12/2019

Ref: 19/00799 FULL

Scale: 1:1250

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