

Application No: 19/00305/FULL Full Application

Site: Cordelia, Ringwood Road, Woodlands, Southampton, SO40 7GX

Proposal: Single storey extension

Applicant: Mr & Mrs Kirby

Case Officer: Liz Young

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend permission as there are no concerns.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of support from the applicant:

- The proposal would not enlarge the footprint of the existing building.
- The occupants of the neighbouring property are supportive of the proposal.

10. RELEVANT HISTORY

10.1 Erection of Chalet bungalow and new access (88/38162) approved on 23 September 1988.

11. ASSESSMENT

11.1 This application relates to a modest, detached chalet style property which lies within a modest plot which lies toward the end of a rural cul-de-sac which extends south from Ringwood Road. An off-road parking area lies immediately in front of the property. The site is adjoined on all three sides by residential properties whilst open fields lie across the track to the west. The house itself originates from the 1990s and is a replacement of a more modest property which previously stood on the site.

11.2 Consent is sought to replace an existing covered roofed area which lies to the south of the property with a single storey extension. The existing structure is open fronted and is of single skin construction with no direct access from within the dwelling. The replacement extension would have a hipped roof and would be fully enclosed. It would form an enlargement to the existing kitchen and would also accommodate a study. External facing materials would match those on the existing building.

11.3 It was established on site that there would be no direct or harmful impacts upon the amenities of neighbouring residents or the character of the area and the main issue to assess would therefore relate to whether it would fall within the floorspace limits set out under Policy DP11 of the New Forest National Park Core Strategy.

11.4 Policy DP11 seeks to ensure properties which had a floorspace of 80 square metres or less in 1982 (referred to as small dwellings) are not enlarged beyond 100 square metres. This restriction (which is also set to remain under the emerging Local Plan and was also in place under earlier plans) follows on from the recognition that proposals to incrementally extend dwellings in a nationally designated landscape can affect the locally distinctive character of the built environment of the New Forest. In addition, extensions can over time cause an imbalance in the range and

mix of housing stock available. For these reasons, successive development plans for the New Forest have included such policies which strike an appropriate balance between meeting changes in householder requirements and maintaining a stock of smaller sized dwellings. Under Policy DP11 (and emerging Policy DP36) "existing" floorspace is defined as "total internal habitable floorspace" but will not "include floorspace within conservatories, attached outbuildings..."

- 11.5 The dwelling which originally existed on the application site in 1982 had a gross internal floorspace of less than 80 square metres and the property is therefore (for the purposes of Policy DP11) classed as a small dwelling. The existing dwelling has a gross internal floorspace of 96 square metres which falls just within the 100 square metre limit which applies to small dwellings. This excludes the attached roof area to the side of the property as this is clearly separate from the main habitable accommodation as a result of its contrasting materials, open sided design, light weight construction and absence of direct access to the main house. Whilst the proposed extension would occupy the same external footprint of the main house, it would incorporate a bulkier roofline and would effectively increase the habitable accommodation of the property to 114 square metres, exceeding the 100 square metre limit which applies under Policy DP11.
- 11.6 No overriding material considerations or exceptional circumstances have been put forward by the applicant which would give the Authority reason to permit a further enlargement to the property in excess of the 100 square metre limit. The proposal would amount to a significant further enlargement to the habitable accommodation of the main house and would visibly add to the scale and size of the building.
- 11.7 In summary, the proposal amounts to a significant exceedance of the 100 square metre limit for small dwellings set out under Policy DP11. In the absence of any exceptional need for a further increase in habitable accommodation on the main house it is recommended that the application should be refused.

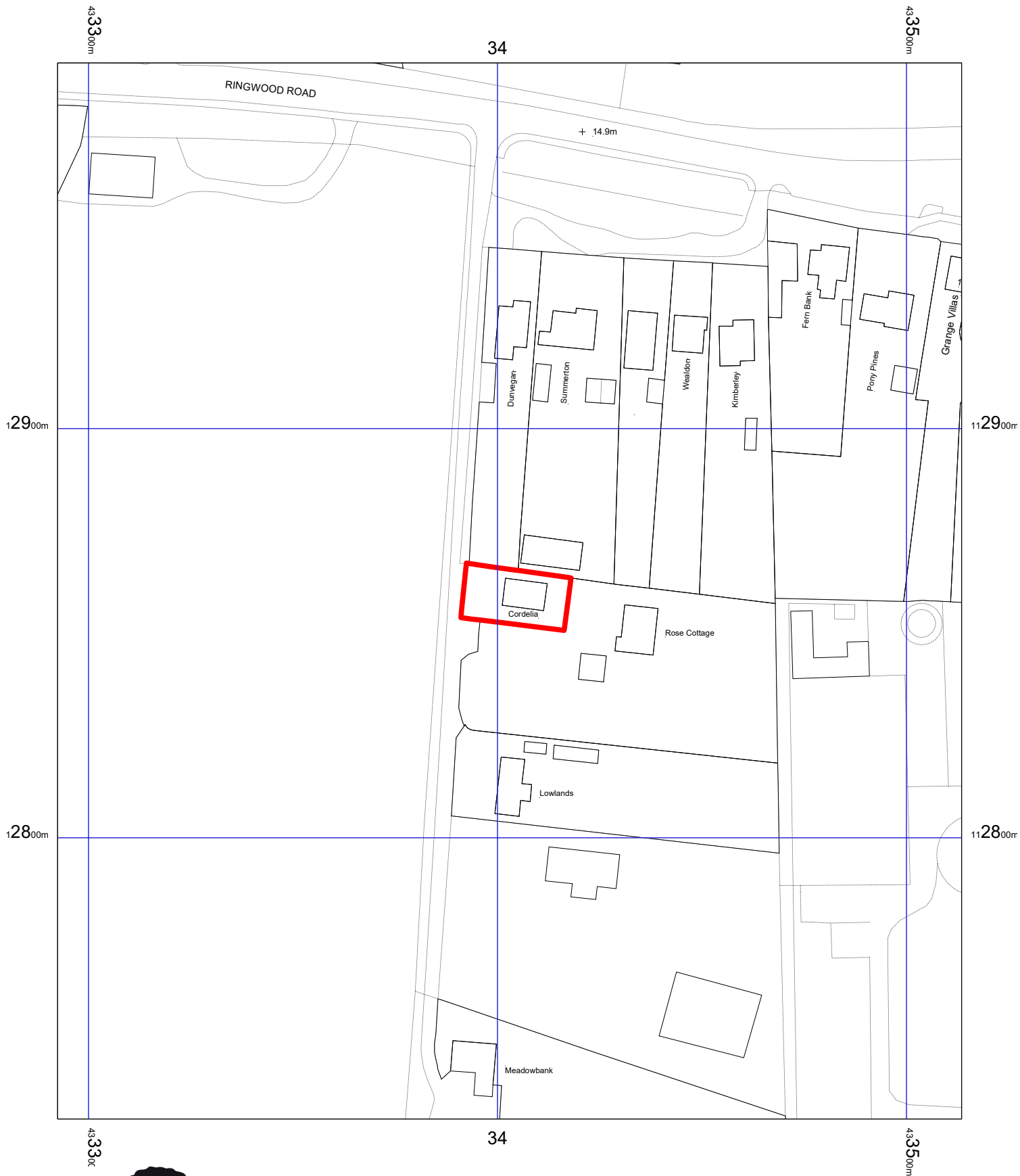
12. RECOMMENDATION

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, taking into account a previous enlargement, 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.



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