

Application No: 18/00977/FULL Full Application

Site: 38 Peterscroft Avenue, Ashurst, Southampton, SO40 7AB

Proposal: Single storey extension; demolition of existing garage

Applicant: Mr N Hatfield

Case Officer: Ann Braid

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

CP8 Local Distinctiveness
DP11 Extensions to Dwellings
DP1 General Development Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
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, for the reasons.

Note that the cladding proposed on the exterior of the extension is timber which is not the same as the rest of the dwelling. This makes the extension look out of keeping with the existing dwelling. It would be out of character with the immediate area as the extension would be visible from the road,

thus going against the provisions of Policy CP8 (Local Distinctiveness), the Village Design Statement, and NPPF S12. There would be no negative impact on neighbouring properties by way of loss of outlook or shading.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 38 Peterscroft Avenue is a two-storey semi-detached house built in brick and tile, located on the southern side of Peterscroft Avenue backing on to the railway line. The house is one of a close of houses of similar design and scale and is situated within the defined New Forest village of Ashurst.

11.2 This application seeks permission for a side extension comprising an attached single garage, together with the demolition of the existing detached garage in the rear garden. The front roof slope of the proposed garage extension would match the pitch of the existing house and the slope to the rear would have a shallower pitch. The roof is proposed to be tiled to match the house and the walls would have a brick plinth with vertical timber cladding above. The ridge height of the proposed extension would be 4.9 metres, and the ridge height of the existing house is 7.9 metres.

11.3 The property is not a small dwelling and is located within the defined village therefore the 30% floorspace restriction set out in Policy DP11 does not apply. The issues to assess are therefore the impact of the proposed extension on the existing house and the locality. The estate has a coherent design and character in this part of the close. Policy CP8 states that built development that would erode the Park's existing character will not be permitted. The Parish Council has referred to the adopted Ashurst and Colbury Village Design Statement SPD, which recommends that buildings should be constructed of materials which match or complement those currently in use in the nearby area. It also advises that important gaps between buildings should be retained to ensure glimpses of trees and longer views across the village. 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.

- 11.4 Peterscroft Avenue is not part of a conservation area and the houses in the close do not have any particular architectural merit. Timber cladding, which although not a particular characteristic of the close, is a facing material that will mellow over time and has been found to be acceptable in the National Park. A matching brick has been specified for the plinth and the cladding would complement the existing materials. The use of contrasting materials would break up the mass of the building and add interest to the close. The scale and form of the extension, which would be three metres lower to the ridge, would be in keeping with the surrounding locality. The gap between the houses would be retained at the upper floor level and the site would not be overdeveloped as it is proposed to demolish the existing garage. The proposal will therefore accord with Policies CP8 and DP1 of the adopted Core Strategy.
- 11.5 The existing house is located to the south of the neighbour closest to the proposed extension and, for this reason, the new development would not increase any shading to that neighbour. There are no upper floor windows in the side of the neighbour's house, and existing ground floor windows look into their own car port. It has been concluded therefore that neighbouring amenity would not be compromised by the proposal. No trees or protected species would be adversely affected.

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.

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.
- 2 No development shall take place above slab level until the demolition of the detached garage has been carried out.

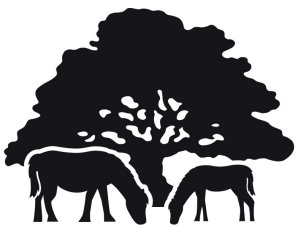
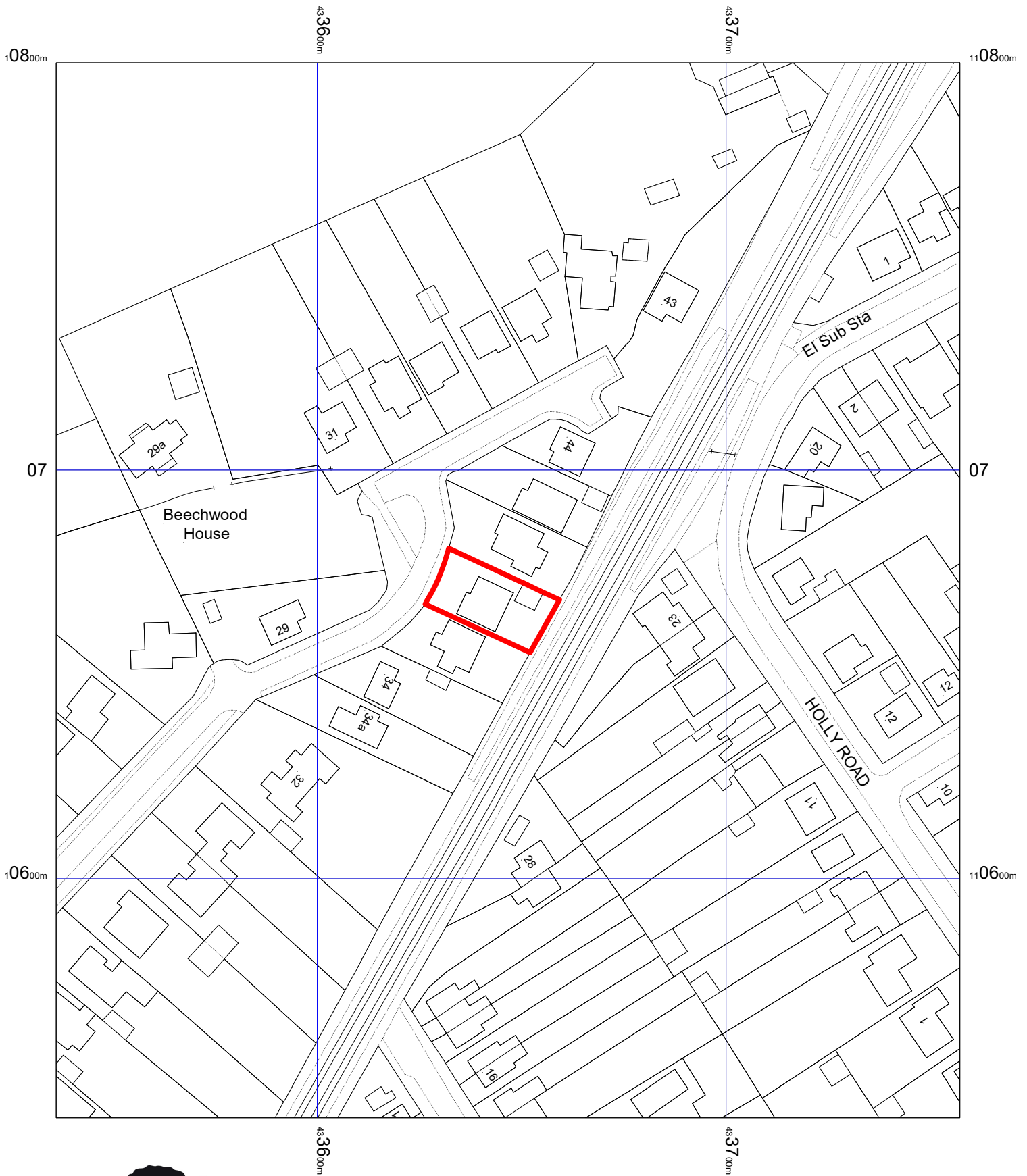
Reason; To ensure an appropriate level of built development and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
- 3 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details 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).

- 4 Development shall only be carried out in accordance with drawing no: MT/1547/1 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 building in accordance with policies CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



NEW FOREST
NATIONAL PARK

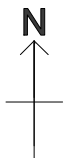
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