

**Application No: 19/00526/FULL Full Application**

**Site:** 40 New Road, Ashurst, Southampton, SO40 7BS

**Proposal:** Single storey and first floor extension

**Applicant:** Mr K Ward & Ms E Manning

**Case Officer:** Carly Cochrane

**Parish:** ASHURST AND COLBURY

**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  
 DP18 Design principles  
 DP36 Extensions to dwellings  
 DP37 Outbuildings  
 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. Comment:

- Concerned that the proposals did not comply and therefore exceeded the floorspace limit as detailed in DP11 (now DP36)
- Proposals were inappropriate to the existing dwelling and immediate local area, comprising a loss of character to the dwelling and due to the

bulk and visibility of the roof, to the street scene (DP1 a and d, A&C Village Design Statement)

- Loss of amenity to neighbouring properties in the relocation of the garage to the rear of the garden (DP1,e)
- Concerned over the loss of small dwelling

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 One letter of representation was received, raising an objection to the proposal. The comments made are summarised as follows:

- Concern with regard to setting a precedent, and the impact upon the appearance of the area
- Addition to the roof would appear bulky and imposing when viewed from neighbouring gardens
- Concern with regard overlooking from first floor rear window.

## **10. RELEVANT HISTORY**

10.1 None

## **11. ASSESSMENT**

11.1 The application site is located to the north eastern side of New Road, within the Defined Village boundary. The property comprises a detached bungalow with a detached outbuilding adjacent to the side (eastern) boundary. The dwelling is constructed of brick and render, with a tiled roof.

11.2 Amended plans have been submitted since the application was originally made, in order to overcome the floorspace restriction; the proposed replacement outbuilding has also been removed from the application. This application therefore seeks planning permission for the erection of a ground and first floor extension, with an increase in the ridgeline height, to facilitate new habitable floorspace within the roof of the dwelling. The integral porch area upon the front elevation would be in-filled, and all materials would match those existing. The existing outbuilding would be demolished.

11.3 Although the property is located within the Defined Village, it has an existing floorspace of 67 square metres, and as such, is a small dwelling and limited in total floorspace to a maximum of 100 square metres in accordance with Policy DP36 of the Local Plan. It is calculated that the proposal would meet, but not exceed, this limitation. As part of the original rear elevation would remain intact, it is considered reasonable and necessary to remove

permitted development rights to ensure that the property is not further enlarged. The Parish Council have raised concerns that the proposal would result in the loss of a small dwelling, however the proposed increase in habitable floorspace would not result in the property with a floorspace in excess of 100 square metres and would therefore meet the floorspace restriction for small dwellings.

- 11.4 Concern has been raised by neighbours and the Parish Council with regard to loss of privacy by virtue of the proposed rear dormer window and rooflights upon the side roof slopes. The proposed rooflights would be set 1.7 metres above floor level and therefore would not facilitate any direct overlooking into neighbouring properties. The rear garden of the application property measures approximately 20 metres in depth; this is considered sufficient distance so as not to result in any significant overlooking to the gardens of the properties to the rear, ie 67 Ashdene Road and 9 Ash Grove. The neighbouring property of 38 New Road has dormer windows upon its front and side (west) elevations, and also a window within the gable end of the first floor rear elevation. The respective dwellings are angled away from each other, and as such, any overlooking impact upon 38 New Road as a result of the proposed development is not considered to be significantly harmful, nor would it be greater than that currently experienced by the occupiers of number 40 New Road as a result of the windows at number 38. The property of number 42 New Road is identical in scale and appearance to the application property. Whilst, it is considered reasonable to suggest that the proposed first floor window upon the rear elevation would introduce an opportunity for overlooking into the rear private amenity area of number 42 not currently experienced, because there would be a distance of approximately 5 metres between the dormer window and boundary with number 42 (comprising a detached outbuilding adjacent to the boundary), it is not considered that the proposal would result in any significantly adverse impact upon neighbouring amenity.
- 11.5 Concern has also been raised by the Parish Council with regard to the loss of character by virtue of the increased bulk of the first floor. It is also proposed that the integral porch would be in-filled. The porch is set under a curved archway upon the front elevation, and this feature is also present on the neighbouring property of number 42 New Road. Whilst this feature adds character, as do the curved bay windows present at other properties along New Road, it is not considered that the loss of this feature would be significantly harmful to the character or appearance of the area due to the variety in the appearance of dwellings. The proposal would result in the ridgeline height being increased by approximately one metre, and an overall increase in the bulk of the roof and would have a resultant appearance not dissimilar to that of 1 Ash Grove. As aforementioned, there is variety in the appearance, as well as the scale, form and materials, of properties fronting New Road. Whilst the proposal would alter the

appearance of the dwellinghouse by virtue of the increased scale, it is not considered this would be incongruous or significantly harmful to the character or appearance of the area.

- 11.6 It is therefore recommended that permission is granted subject to conditions, as the proposal accords 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.

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 Development shall only be carried out in accordance with drawing nos: 1, 2, 869.01 Rev E

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).

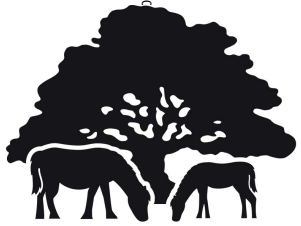
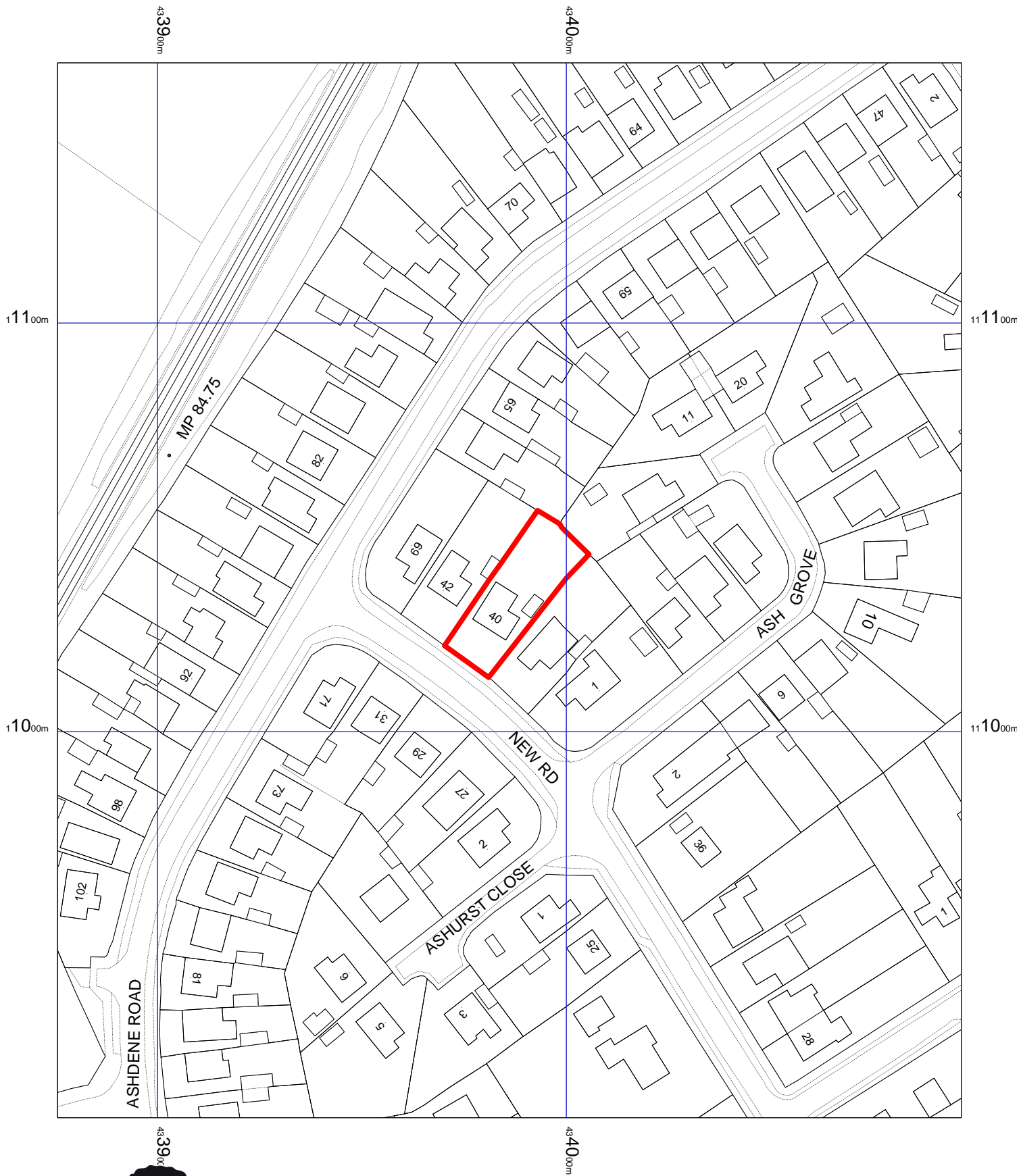
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, C or D of Part 1 of Schedule 2 to the Order shall be erected or carried out without 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 first floor windows other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.

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).



NEW FOREST  
NATIONAL PARK

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Date: 03/10/2019

**Ref: 19/00526**

**Scale: 1:1250**

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