

Application No: 19/00552/FULL Full Application

Site: Spring Cottage, Queen Street, Hale, Fordingbridge, SP6 2RD

Proposal: Two storey extension

Applicant: Ms Brookes

Case Officer: Liz Young

Parish: HALE

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP17 Local distinctiveness
SP16 The historic and built environment
DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

Cllr A Sevier: Considers application has generated local concerns.

7. PARISH COUNCIL COMMENTS

Hale Parish Council: Recommend permission:

- The revised plan no longer breaches the 30% limitation.
- Wish to endorse the recommendations of the Conservation Officer to

- ensure the impact of the design on the street scene is minimised.
- Wish to endorse the recommendations made by Natural England.

8. CONSULTEES

- 8.1 Natural England: No objections subject to appropriate mitigation in relation to adjacent designated sites.
- 8.2 Historic England: No comment.
- 8.3 Building Design & Conservation Area Officer: No objections raised subject to conditions.

9. REPRESENTATIONS

- 9.1 19 objections received (including one from New Forest Friends of the Earth and comments from a Historic Buildings Consultant):
- Whilst the amended plans have brought the proposal within the 30% limit this limit is not an allowance or an entitlement.
 - The amended plans do not address the additional concerns raised in relation to design.
 - Queen Street is frequently referenced within the Conservation Area Character Appraisal.
 - Proposal would overwhelm the existing dwelling significantly altering its historic farm cottage character.
 - Out of scale and unsympathetic to neighbouring properties.
 - Proposal would exceed the 30% limit.
 - A large amount of vegetation has previously been removed from the site to the detriment of the wider street scene.
 - The form of the existing pair of building is typical of many listed properties in Hale and they appear to have been built as estate workers cottages.
 - Notwithstanding previous alterations to the buildings the properties continue to make a positive contribution to the character and appearance of the Conservation Area and should be considered as non-designated heritage assets in their own right.
 - A heritage statement should have been a validation requirement for the application.
 - Harmful impact upon views from rights of way.
 - Proposal would result in an unbalanced form between the two dwellings.
 - The reduction in gap between the extension and the existing detached outbuilding would lead to a more solid form.
 - Insufficient justification for additional bedroom accommodation.
 - The existing dwelling was not designed to accommodate further extensions.
 - Concern raised that part of the site lies within the New Forest SSSI.

10. RELEVANT HISTORY

- 10.2 Addition of a porch and store and garage (86/32822) approved on 5 June 1986
- 10.1 Garage (existing to be demolished) (14346) approved on 23 October 1979
- 10.2 Alterations and additions of diner / kitchen (75/02263) approved on 25 April 1975

11. ASSESSMENT

- 11.1 Spring Cottage is a modest, semi-detached 1.5 storey cottage located within rural surroundings on sloping ground within the Western Escarpment Conservation Area. The two properties are of a fairly symmetrical, compact form and front north directly onto Queen Street. The facing materials comprise modern concrete roof tiles with UPVC windows and doors. The buildings are characterised by their fairly compact form and steeply pitched gabled roofline. The land slopes steeply away to the south and both properties lie within spacious plots which back onto fields.
- 11.2 Consent is sought to erect a two storey extension on the side of the property with a single storey lobby / porch to the rear. The plans also include a proposal to add a dormer window to the front roofslope of the existing house. The two storey element would provide additional bedroom accommodation at both ground and first floor level and would replace an existing single storey utility room to the side of the property. The rear single storey element would form a rear porch / lobby. The ridge and eaves height would be slightly lower than those of the main house and it would also be set slightly back from the front elevation. A dormer is proposed to the front and this would match the design of the existing dormers. A conservation style roof light if proposed to the rear. The extension would incorporate timber windows.
- 11.3 The main issues under consideration would be:
- The extent of floorspace increase based upon the house as it stood on 1 July 1982.
 - The impact the development would have upon the character and appearance of the Conservation Area.
 - Any potential loss of amenity to neighbouring residents.
- 11.4 Having regard to a porch extension which was added to the property in 1986, the proposed total floor area of 114 square metres would (based upon the submission of amended plans) fall just within the 30% limit which applies under Policy DP36. The

dining room and kitchen) were in place in 1982 (having been added in 1975) and would therefore be included as part of the *original* floorspace (which measures 89 square metres). In the event that consent is forthcoming, it is considered it would be necessary to remove permitted development rights. With regards to the specific representations on floor area the correct definition of a small dwelling is “*a dwelling with a floor area of 80 square metres or less as it existed on 1 July 1982, or as the dwelling was originally built or legally established, if the residential use post-dates 1 July 1982.*” The Local Plan definition has therefore been misquoted by taking the floor area back to the original dwelling before the 1970s kitchen extension was added, therefore wrongly claiming it is a small dwelling. It is clear that at the base date of mid-1982, Spring Cottage had a floor area of greater than 80m² and is therefore not a small dwelling. The term ‘post-dates’ appears to have been misunderstood, as this clearly refers to residential uses created since 1982 (i.e. dwellings created in the last 37 years). This is not applicable to Spring Cottage, which was clearly in residential use at the 1982 base date.

- 11.5 Whilst concerns raised in relation to the design and form of the proposed extension, the existing dwellings have not been specifically noted within the Conservation Area Character Appraisal for their vernacular interest and the various alterations and introduction of modern materials and UPVC additions have significantly compromised their character. The buildings have nevertheless retained their compact, narrow form and steeply pitched roof profile and it is considered that the extension now proposed would replicate these characteristics. The use of timber windows would also serve to restore a more traditional appearance. The slight drop in ridge and eaves line would, along with the set back from the front elevation, ensure a subservient form and the proposal would broadly be in line with the advice set out within the Design Guide Supplementary Planning Document. The combination of a two-storey element with a simple lean-to to the rear would mitigate the overall scale and impact of the proposed enlargement. Whilst the extension would clearly be visible from the road, it would appear subservient to the main house and it is therefore considered that the proposal would be appropriate to the character and appearance of the dwelling and would preserve the wider conservation area in accordance with Policies DP2, SP16, SP17 and DP36 of the New Forest National Park Local Plan
- 11.6 The additional concerns raised by neighbours in relation to Hale Park and the absence of a heritage statement are noted, but neither the application site, nor the adjoining semi-detached cottage, lie within the Hale Park Historic Park and Garden. Whilst this designation includes Garden Cottage opposite, it does not include any of the properties to the south of Queen Street. That being the case, there is no requirement to either submit a Heritage Statement with the application (the property is not listed,

nor has it been identified as of local historic importance) or consult with Historic England. Historic England have nevertheless been consulted and have confirmed that they have no wish to comment. Similarly, no objections have been raised by the Building Design and Conservation Officer.

- 11.7 The proposed extension would not be readily visible from the rear garden of the neighbouring property because it would largely be obscured by the existing two storey rear extension. The proposal would therefore not lead to a harmful loss of amenity in terms of overlooking, loss of light or visual intrusion and the proposal would be in accordance with Policy DP2 of the New Forest National Park Local Plan.
- 11.8 Whilst concerns have been raised over the proximity to the designated New Forest Site of Special Scientific Interest (SSSI), there would be a distance of approximately 18 metres between the flank wall of the extension and this designation. Furthermore, the existing garage and driveway lie between the site of the development and the designated SSSI. The proposal would not impact upon any interest features of the designated site and it would be well distanced from the site boundary. The verges and site access along the north (roadside) boundary fall wholly outside the designated site and any implications arising from construction (vehicle movements etc) could therefore be mitigated. Natural England are satisfied that the proposal would not have a harmful impact upon the designated site subject to appropriate mitigation to ensure equipment, materials and machinery would be stored within the residential curtilage for the duration of the development. The proposals would therefore be in accordance with Policy SP5 of the adopted Local Plan.
- 11.9 In conclusion, the submission of amended plans has ensured the proposal would fall within the floorspace limitations set out under Policy DP11. The reduced size of the extension has also achieved a greater degree of subservience and, in the absence of any demonstrable harm to the character and appearance of the conservation area or the amenities of neighbours, it is recommended that planning permission should be granted subject to conditions removing the right to carry out further extensions under permitted development.

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 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).

- 3 The external facing brickwork 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 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 No development shall take place above slab level until samples or exact details of the roofing materials for the two storey extension have been submitted to and approved in writing by the New Forest National Park Authority. The roof tiles to the extension should be handmade clay tiles.

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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 No windows/doors shall be installed above slab level until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

a) Typical joinery details including window/doors, eaves, verge, bargeboards.

b) Rainwater goods. (which should be cast iron / extruded aluminium with gutters of a traditional form).

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 The external facing roofing tiles to be used on the approved dormer on the existing roof slope shall match those used on the existing dwelling, 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).

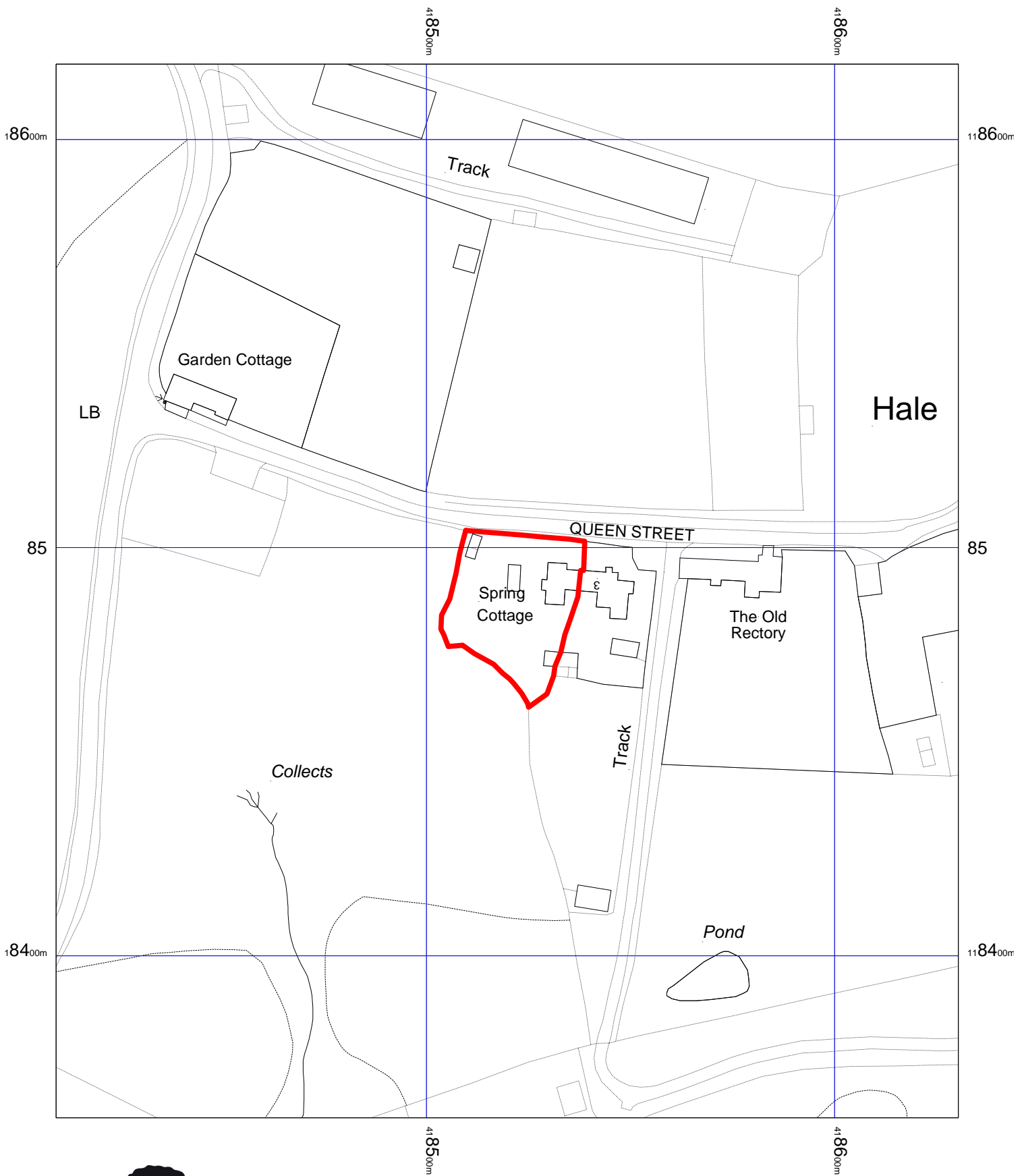
- 8 Development shall only be carried out in accordance with drawing nos: 1, 2A and MBN DB /2A. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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).

Informative(s):

- 1 Please be advised that in the interests avoiding any harmful impact upon the designated New Forest SSSI work shall be carried out in such a way as to give rise to as little damage as possible to the adjacent verges. This would include restricting vehicle movements to a minimum.

All contractors working on site shall be made aware of the designation afforded to the New Forest and should ideally be provided with a map that clearly shows the site boundary in relation to the designated site.



NEW FOREST
NATIONAL PARK

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