

Application No: 16/00085/FULL Full Application

Site: Highfield, Blissford Road, Blissford, Fordingbridge, SP6 2JH

Proposal: Completion of building to provide residential accommodation

Applicant: Miss J Birch

Case Officer: Katie McIntyre

Parish: GODSHILL

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP12 New Residential Development
CP8 Local Distinctiveness
CP7 The Built Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
Sec 6 - Delivering a wide choice of high quality homes
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Godshill Parish Council: Recommend permission:

- Members considered that this was a special case in view of exceptional circumstances.
- The applicant stated at the meeting that she received no support to help her care for her son and she has to provide 24 hour care and therefore

requires her daughter's assistance as an additional carer.

- The applicant advised the building replaced a previous permanent building now removed from the site.
- The site is hidden from view.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 One objection received:

- Major compassionate planning concessions have already been granted solely on the basis of Jakey's welfare.
- The building has been constructed despite the covenant on the legal agreement.
- The construction of the building is not temporary.
- The family has refused help from the health Occupational Therapist.
- Alice only lives a short drive away from the site.
- There is not sufficient evidence of exceptional circumstances.

9.2 One representation of support from the applicant:

- The building is temporary and can be lifted in one piece by a crane.
- It has replaced an existing large building on the site.
- There has never been a formal assessment of Jakey's needs.
- Alice currently lives 16 miles away and has two young children.

9.3 One representation received from Hampshire County Council Social Worker:

- The applicant is the main carer for Jakey and he requires care through out the day and night which is having an impact upon the applicant's ability to care for Jakey as she is reaching exhaustion.
- Alice and Jakey have a good relationship and Alice understands Jakey's needs well.
- If Alice were able to live on site it would prevent Jakey's care breaking down.
- Options have been discussed with the family regarding overnight respite care and outside agency carers however Jakey himself has stated he feels more comfortable around his family.

10. RELEVANT HISTORY

10.1 94/54470 - siting of mobile home - refused 6 July 1994.

- 10.2 Enforcement Notice issues 2 December 1997. Subsequent enforcement appeal dismissed 18 August 1998.
- 10.3 Prosecution in Magistrates Court 9 June 2000.
- 10.4 Further prosecution in Magistrates Court 3 September 2002.
- 10.5 Resolution by District Council Planning Committee to give applicant one month to submit homelessness application failing which injunction proceedings would be commenced.
- 10.6 04/83091 - Retention of mobile home for agricultural worker - appeal dismissed 8 November 2005.
- 10.7 Injunction Hearing judgement delivered 2 March 2006.
- 10.8 11/96247 - retention of extended mobile home and ancillary mobile home - granted 20 March 2012 subject to a legal agreement.

11. ASSESSMENT

- 11.1 The application site lies outside of the defined villages within the Western Escarpment Conservation Area. The site consists of two mobile homes. The larger of the two mobile homes on the site is occupied by the applicant and her son Jakey, and the second smaller mobile home is occupied in an ancillary capacity by her daughter Rose.
- 11.2 Works have commenced on site in relation to an additional unit of accommodation for the applicant's other daughter Alice and her family (partner and two children). This application seeks consent for the completion of the building; an existing outbuilding has been removed.
- 11.3 From the outset it is important to understand the planning history of the site and the applicant's particular circumstances. The site has a long planning enforcement history which is recorded in section 10 above. In summary, an Enforcement Notice was issued against the existing mobile home back in 1997, a decision which was upheld on appeal. A subsequent application to retain the mobile home was refused and dismissed on appeal in 2005. Further legal action through the Courts however failed to secure compliance with the Enforcement Notice. In 2011/2012 an application for the regularisation of this mobile home together with a second ancillary mobile home on the site was submitted and approved by the New Forest National Park Authority Committee Members. A decision was granted as an exception to the development plan on the basis of the individual circumstances of Jakey who has severe cerebral palsy. This approval is subject to a S106 legal agreement relating to the following:

- An acceptance that any permission has only been granted owing to the very special circumstances surrounding the applicants son, Jakey Pearce;
- An acceptance that the Authority will not permit the mobile homes to be replaced with a permanent structure;
- The residential occupation of the site subsists only for the benefit of the applicant's son (to include his parents and siblings) and that within three months of the date when the applicant's son ceases to reside at the site (for whatever reason), the residential occupation of the site shall have ceased completely by all individuals;
- Within three months thereafter, all residential development shall be removed from the site (to include mobile homes and buildings) and the land restored to a condition first agreed in writing by the Authority; and
- Not to permit any further buildings or structures to be erected at the site without first applying for and securing the necessary planning permission.

11.4 In February last year the applicant contacted the Authority for pre-application advice in relation to a log cabin at the site to provide additional accommodation for Alice and her family. Officers advised that planning permission would be required for the structure and that there were concerns with regards to providing further accommodation at the site due to the fact the development would be contrary to policy, together with the fact there is already a second mobile home at the site. It was suggested by Officers that this second mobile home could be replaced with a larger unit to allow for further accommodation needed. This advice was reiterated to the applicant in May of last year. In December the Authority received an enforcement complaint in relation to a timber chalet being constructed at the site. At the time of the Enforcement Officer's site visit the structure was watertight albeit unfinished internally.

11.5 The National Planning Policy Framework requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. There is no policy to support the retention of this residential unit. Policy CP12 only permits new residential development within the defined New Forest Villages of Lyndhurst, Ashurst, Brockenhurst and Sway. Furthermore, policy DP12 only permits outbuildings which are incidental in use and do not contain habitable floorspace. The two mobile homes at the site have however been allowed to remain to date owing to the family's circumstances and thus consideration needs to be given as to whether these circumstances extend to the development proposal now the subject of this planning application. Officers have sought additional information from the applicant during the process of the application in relation to Jakey's care. As a result of this, a letter has been received from

Jakey's Social Worker and further information has been submitted in relation to Jakey's daily care routine. The Parish Council have supported the application and one objection has been received raising concerns in relation to the provision of further accommodation and buildings at the site.

- 11.6 The building constructed has a footprint of 12m by 5.3m and a height of 2.9m. It is timber clad and has a flat roof serving 3 bedrooms, a bathroom and living area. It is sited within close proximity to the other two mobile homes on the site and an existing outbuilding was removed in order to provide sufficient space for the structure. The building does not fall within the definition of a mobile home as defined within the Caravan Sites and Control of Development Act 1960s (as amended).
- 11.7 It is evident that Jakey's mother is his main carer albeit she receives some help with regards to Jakey's care. Jakey's father no longer resides at Highfield and left in October last year but does still help care for Jakey although it is recognised this is not everyday. There is considerable sympathy with the nature of the situation. There is however a second mobile home at the site which was allowed to remain on the site on the basis that this provided ancillary accommodation for Jakey's sisters as well as help with his personal development and care. This mobile home is currently occupied by Jakey's sister Rose but due to her employment and shift work is apparently often not available to help care for Jakey.
- 11.8 The building the subject of this application would enable Alice and her family, consisting of her partner and two children, to reside at the site permanently. This would then enable Alice to help her mother with Jakey's care whilst also providing important respite for his mother. Alice currently lives approximately 35 minutes away by car. Jakey's Social Worker has stated that Alice and Jakey have a good relationship and that by living at the site it would stop Jakey's care potentially breaking down. It also confirms however that other options have been discussed with the applicant, such as overnight respite care and the use of agency carers, in order to help care for Jakey although it is understood that Jakey himself feels more comfortable around his family and as such these alternative options have not been explored further.
- 11.9 Whilst fully appreciating the applicant's particular circumstances, it is considered the matter of appropriate accommodation for Jakey was resolved in 2012 when the Authority regularised the siting of two mobile homes at the site in accordance with the terms of the legal agreement together with the extension to Jakey's mobile home. There is considerable sympathy with the applicant's particular circumstances however there are not considered to be overriding material circumstances to allow a further unit of accommodation at the site contrary to policies CP12, DP1, CP8 and CP7. A second mobile home already exists on the site to

allow Jakey's sisters to reside there. Furthermore, the Social Worker has confirmed in her letter that there are alternative options in order to help with Jakey's care which would still enable him to remain at his home. There are not therefore considered to be exceptional circumstances in this instance which would warrant a departure from the development plan.

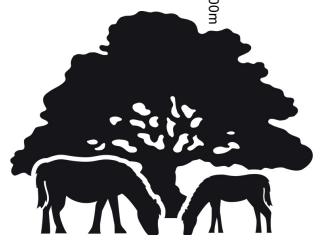
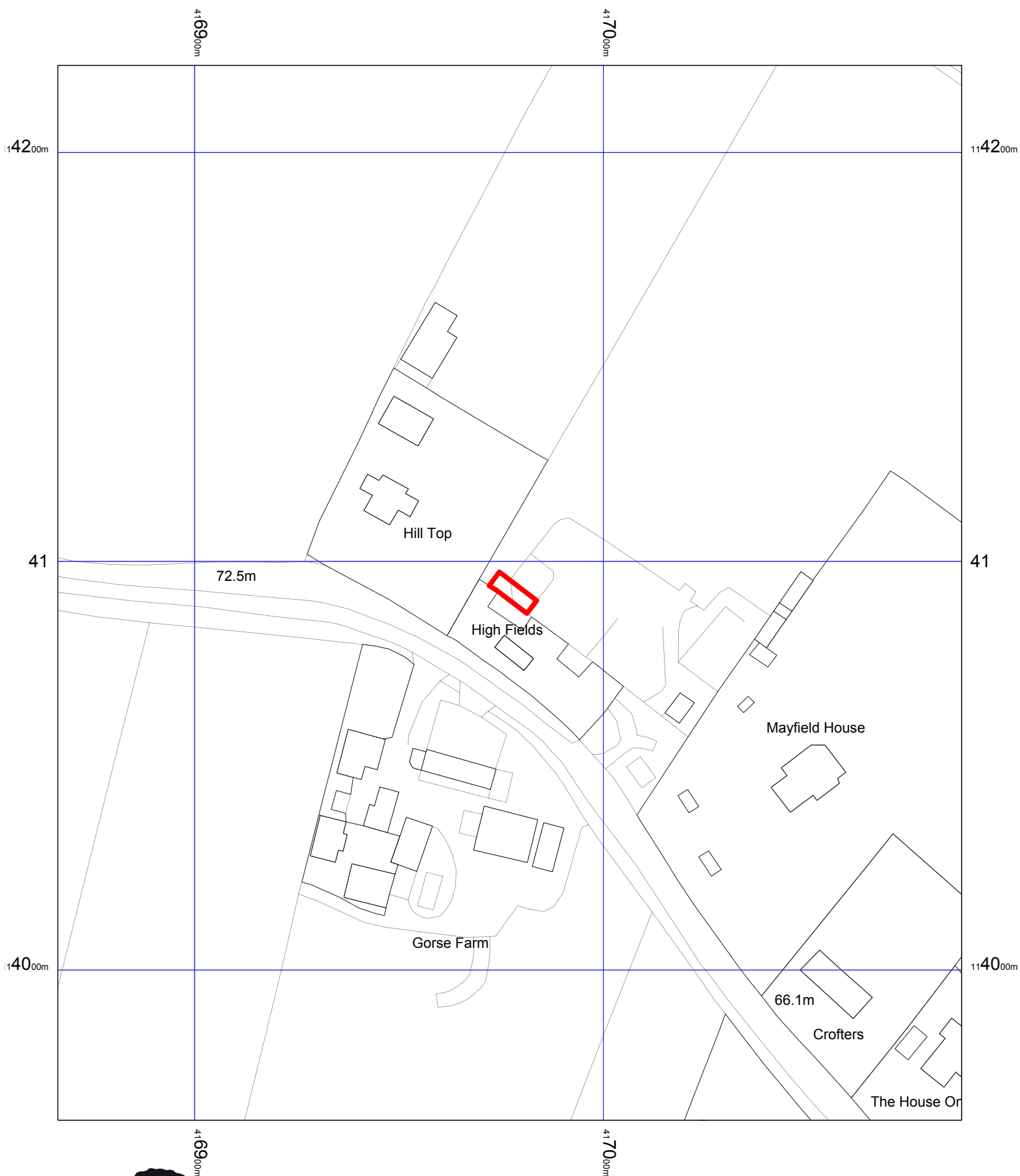
- 11.10 The development has resulted in the creation of a new residential unit in the countryside of the National Park contrary to the adopted Core Strategy and the core principles of the National Planning Policy Framework. These policies aim to prevent the creeping suburbanisation of the National Park and maintain its rural character in the interests of the National Park's two purposes: to conserve and enhance the natural beauty wildlife and cultural heritage of the Park, and to promote opportunities for understanding and enjoyments of its special qualities. Whilst the applicant's particular circumstances are duly noted the development would perpetuate the continued residential occupation of the site which is harmful to the character and appearance of the Conservation Area. As such it is Officer recommendation that planning permission be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The development has resulted in the creation of a new residential unit in the open countryside of the National Park which is contrary to Policies DP1, CP12, CP8 and CP7 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and the core principles of the National Planning Policy Framework. These policies aim to prevent creeping suburbanisation within the National Park and maintain its rural, open character in the interests of the National Park's statutory purposes. Whilst the applicant's particular circumstances are duly noted the development would perpetuate the continued residential occupation of the site which is harmful to the character and appearance of the Conservation Area. The particular circumstances of this case are such that there is not considered to be sufficient reason to justify a further significant departure from policy.



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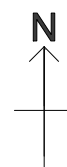
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Date: 04/05/2016

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Scale: 1:1250

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Application No: 16/00178/FULL Full Application

Site: 19 Peterscroft Avenue, Ashurst, Southampton, SO40 7AB

Proposal: Two storey side extensions; raising of ridge height

Applicant: Mr R King Li

Case Officer: Emma MacWilliam

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

DP1 General Development Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Ashurst and Colbury Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ashurst and Colbury Parish Council: Recommend refusal. Although efforts have been made to revise the plans to overcome previous concerns, it was felt that the alterations did not go far enough. The proposed dwelling would still be inappropriate in terms of scale and bulk, would be out of keeping with the area and would still be contrary to the requirements of DP1, DP11, DP6 and CP8. The proposals are not in keeping with the Village Design Statement and there will be considerable visual impact on nearby

neighbours. It would also have a negative impact on the street scene as the proposals represent an undesirable increase in size, from the modest dwelling currently occupying the site, to a dwelling that is inappropriate in terms of size and scale.

8. CONSULTEEES

8.1 Land Drainage (NFDC) – no further comments to make (no objection raised to previous application).

9. REPRESENTATIONS

9.1 Two letters of objection, revised scheme does not overcome previous concerns which include:

- the running of a private business from home;
- sub-division of the property to provide two homes;
- associated drainage and sewage problems resulting from two kitchens and four bathrooms;
- still an enormous property out of character with the wider area, contrary to the Design Guide and Ashurst VDS;
- visual intrusion;
- adverse impact on traffic;
- loss of sunlight; and
- overlooking.

9.2 One letter of support in praise of the design which will sit well within the 'eclectic' mix of various sized properties within the avenue.

10. RELEVANT HISTORY

10.1 Two-storey side extensions; Raising of ridge height (15/01012) refused on 16 February 2016. Appeal lodged and awaiting determination.

11. ASSESSMENT

11.1 The application site comprises a detached four bedroom bungalow located within the defined village of Ashurst. Peterscroft Avenue itself is a long residential cul-de-sac which is characterised by a wide range of dwelling types and sizes, all set within relatively spacious plots. There are several large trees within the immediate vicinity and a tree planting belt to the rear of the properties which help to create a soft backdrop to the residential development.

11.2 This application follows an earlier refusal to extend the property to the side and to raise the eaves and ridge height to form a full two storey dwelling (see 10.1 above). The application was refused on the grounds of inappropriate size, form and scale, resulting in increased bulk and visual impact to the detriment of the character

of the wider area.

- 11.3 The relevant issue to consider therefore is whether this amended application (which has been informed through subsequent pre-application advice) is sufficient to overcome the previous reason for refusal.
- 11.4 The amended scheme retains a two storey side extension and first floor additions to provide for a five bedroom dwelling, with all the bedrooms located on the first floor. However, the scale and bulk of the roof has been significantly reduced and this has been achieved by reducing the height of the main ridge by 1m to 7.5m (compared to 8.5m on the previous scheme) and reducing the eaves height by just under 1m on the east side elevation facing no. 21. Two first floor windows on the same east side elevation have been removed and replaced by two roof lights.
- 11.5 The eaves height and roof profile on the rear elevation have also been reconfigured to achieve a much improved design and reduced scale. Other minor changes have been made to some of the fenestration to accommodate the revised roof form.
- 11.6 Whilst the concerns raised by the Parish Council and the neighbouring residents at nos. 17 and 21 are noted it is considered that the proposed development would not adversely affect the private residential amenities of the neighbouring occupiers (and this was not a reason for refusing the previous application). A good degree of separation between these respective detached properties would be maintained. The two storey side extension would lie to the north east of no.17 and the lower eaves and ridge height proposed on this side elevation would not lead to any unacceptable loss of light (which is supported by the accompanying Daylighting and Sun Study).
- 11.7 With regards to the additional concerns raised by neighbouring properties and the Parish Council the application relates to the extension of an existing residential property and does not incorporate any proposals relating to a commercial enterprise or subdivision into two properties (in both cases a separate application would be required if this were proposed in future). Sewage and drainage issues would be a matter to be addressed at the Building Regulations stage and no objections were previously raised by Land Drainage in respect of surface water (the site is not within a flood zone). Although there are prominent trees within the site the proposed development would lie well away from the root protection areas.
- 11.8 To conclude, the net effect of all the changes incorporated in the revised scheme has been to reduce the scale, bulk and visual impact of the proposed additions such that it is considered that the proposed development is now of a much more appropriate scale and design and one that would be in keeping with its

residential surroundings. The existing dwelling is not a small dwelling and is therefore not subject to any floor space limits.

- 11.9 For all these reasons, the revised scheme overcomes the previous concerns in relation to size, form and scale and approval is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

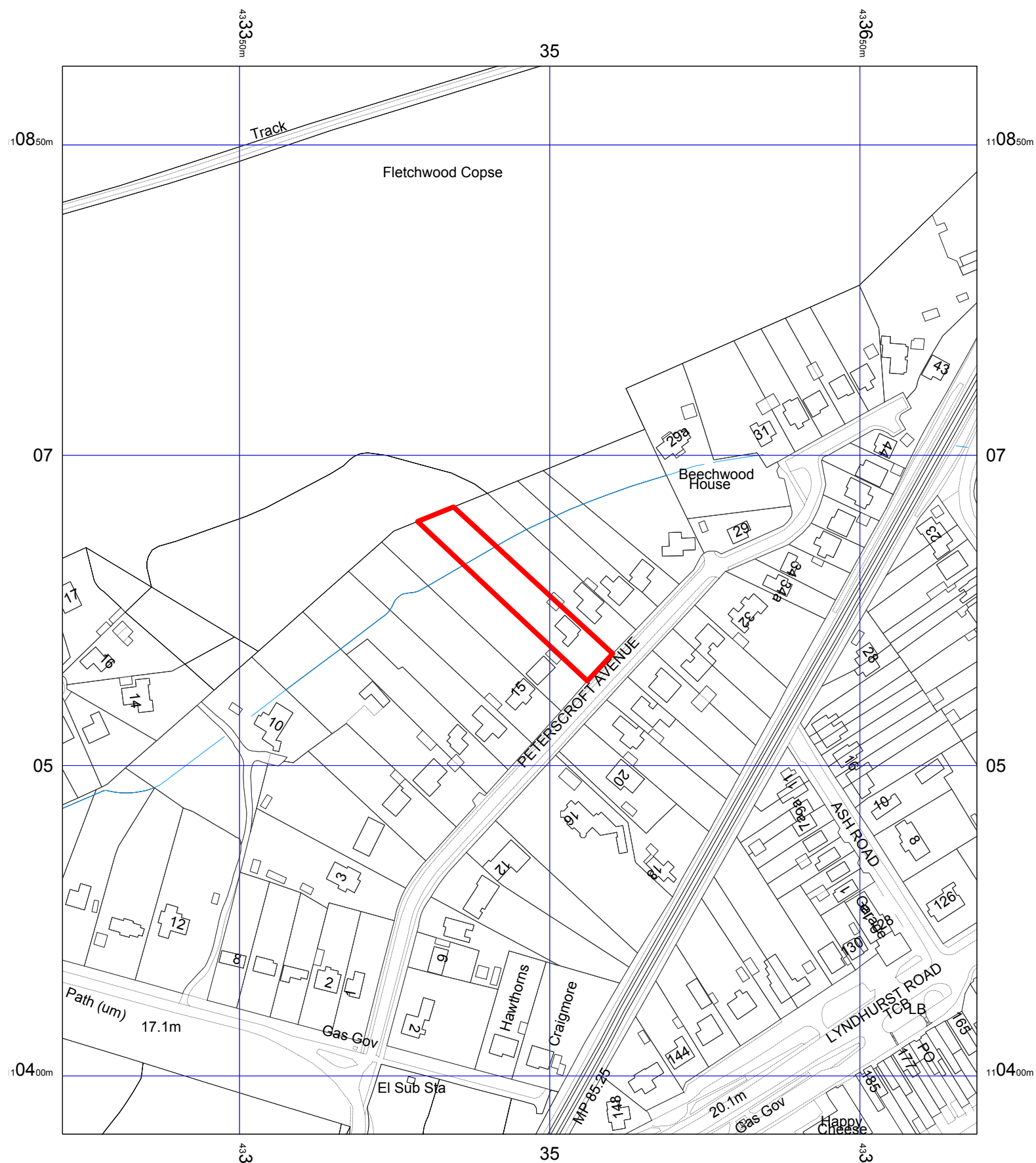
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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 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).



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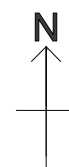
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Date: 29/04/2016

Ref: 16/00178/FULL

Scale: 1:2500

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Application No: 16/00183/FULL Full Application

Site: Broadoak, Fletchwood Lane, Totton, Southampton, SO40 7DZ

Proposal: Extensions and alterations to garage including link to house

Applicant: Prof H Clark

Case Officer: Emma MacWilliam

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

To assess whether the information submitted demonstrates a true exceptional circumstance in relation to Policy DP11.

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 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Happy to accept the officer's decision under delegated powers.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 Extension to existing garage to provide additional accommodation (14/00463) Withdrawn 31st July 2014
- 10.2 Lynwood and Broadoak, Fletchwood Lane: Rear conservatory to Linwood; pitched roof to existing flat roofed garages of both properties (04/83549) Granted 14th February 2005
- 10.3 Addition of dormer and balcony (01/71568) Refused 18th May 2001. Appeal Dismissed 30/10/2001
- 10.4 Addition of building to enclose swimming pool (NFDC/89/43033) Granted 8th November 1989
- 10.5 Extension to dining room, addition of kitchen, bedroom over and double garage (NFDC/88/37613) Granted 14th April 1988
- 10.6 Mickton, Fletchwood Lane: Raising of roof height and construction of bedroom in roof space (NFDC/84/28330) Granted 28th January 1985
- 10.7 Mickton, Fletchwood Lane: Alterations and extension to lounge/diner and addition of 2 bedrooms (NFDC/82/22542) Granted 10th September 1982

11. ASSESSMENT

- 11.1 'Broadoak' is a two storey house lying to the south-east of Fletchwood Lane. The property was previously called 'Mickton'. There is a detached double garage to the property frontage, adjacent to a large hard surfaced area which provides car parking and turning space. 'Broadoak' is set back from the road and lies within a row of residential dwellings of various sizes, ages and designs. There is a large protected oak tree along the front boundary and the area is verdant and rural in character.
- 11.2 The site lies outside the four defined villages of the New Forest National Park and is not classed as a small dwelling, and therefore would be subject to restrictions in the increase in habitable floorspace. Policy DP11 restricts this increase to no more than 30% of the original floorspace.
- 11.3 This proposal is for the extension of and alterations to the detached garage and its conversion to habitable accommodation to accommodate an elderly family member, who is registered disabled and unable to use stairs, and their carer. The garage

would be attached to the main house and accessed via a link to a living area in the main house through existing french doors. Additional french doors to the north elevation of the extension are proposed, which would lead to a courtyard area of the garden. A set of double doors, which would lead into the front garden/parking area of the house, are also proposed which would enable the extension to be accessed directly without the need to enter the main dwelling house.

- 11.4 Information submitted by the applicant advises that the respiratory health of the family member has deteriorated rapidly due to a chronic chest condition and that they require ground floor accommodation for them and a carer plus additional space for breathing and mobility equipment. The accommodation proposed has been designed so that the family member can be cared for overnight with a carer sleeping in an adjoining bedroom and with adequate room for wheelchair manoeuvrability and storage of necessary equipment. The applicant advises that there is currently nowhere on the ground floor of the house where this could be accommodated. The applicant has put forward a case for exceptional circumstances since the proposed increase in habitable floorspace would exceed the amount allowable under Policy DP11.
- 11.5 The main issue for consideration is whether the information submitted is sufficient to demonstrate whether this situation would constitute exceptional circumstances in relation to Policy DP11. Other issues to consider are any precedent which might be set, the impact of the development upon the character and appearance of the area, potential for impacts upon neighbouring amenity and the impact on parking/turning space.
- 11.6 The original dwelling (as it existed on 1 July 1982) had a floorspace of approximately 98m² and therefore was not classed as a 'small dwelling'. The dwelling subsequently benefited from various extensions and alterations between 1982 and 1989, which cumulatively have exceeded the 30% floorspace allowance under current Policy DP11. Therefore any further extension would normally result in a refusal of the application. The proposal would add some additional 89m² to the property as it currently exists. However, in exceptional circumstances the floorspace can be exceeded and these circumstances are defined in the policy as *'a unique family need that could not have been reasonably anticipated at the time of purchase of the property, eg additional floorspace may be required to cater for specialist equipment for facilities required in connection with any unforeseen event'*.
- 11.7 The applicant sought pre-application advice for the proposals in September 2014 and was initially told that this case may be considered as a true 'exception' to the 30% from the information given. It was advised that the applicant would need to

demonstrate the situation in any planning application submitted by providing evidence such as details of dates which the applicant and family member in question first lived at the property, a doctor's note or similar explaining the family member's condition and an annotated ground floor plan of the house clarifying why the existing spaces are not suitable for the needs. The Case Officer at that time carried out a site visit to view the situation. Discussions were held regarding the prospect of using of existing space within the dwelling to provide the required accommodation, however the advice was that this was not possible.

- 11.8 Further pre-application advice was sought in January 2016 with supporting evidence provided in the form of: an annotated floor plan of the existing property; a letter of confirmation from Hampshire County Council of the family member's registration as being disabled (dated June 2014); and a letter from an NHS Consultant confirming the family member's condition and the need for ground level accommodation with a carer due to the inability to climb stairs. The response given was that the level of information provided, as well as what had been seen and discussed on site, would be satisfactory to demonstrate a true 'exception' to the 30%.
- 11.9 Policy DP11 makes it clear that larger extensions might be acceptable for unforeseen events, and therefore the chronology of events is important. The applicant states that the family member's health has unexpectedly and severely deteriorated over the past year such that they are unable to use stairs. The applicant advises that it had not been previously anticipated by the family that the health of the family member would deteriorate to such an extent at the time of moving to the property in 2013. Nor had they been able to anticipate the need to accommodate the family member at home entirely on one level with space for additional equipment and a carer. The Consultant's letter submitted confirms that the illness was not recognised as being as severe as it has become when the family moved into the house in 2013 and that the condition has deteriorated since that time. It also confirms the need for space to accommodate a requirement for a home nebuliser and oxygen provision as well as mobility equipment.
- 11.10 As a result of the information now submitted, it is considered, on balance, that there is sufficient evidence in this instance to permit an extension which would exceed the limits stipulated by Policy DP11, and therefore it would not be contrary to policy.
- 11.11 An important consideration is that the use of the extension as a self-contained independent unit of accommodation, should it cease to be required for the purposes proposed in the application, would be inappropriate in this location and would be contrary to Core Strategy Policy CP12. Such a use could be prevented with an appropriately worded condition. In an appeal

decision in August 2014 (Appeal Ref: APP/B9506/A/14/2215038) for Valley House, Lower Sandy Down Lane, Boldre, the Inspector granted the use of a pool house as accommodation for a disabled son and carer. The Inspector stipulated that the development would provide a *'property where a dependant relative could be accommodated in close proximity but with a degree of independence'*. The appeal was allowed subject to an condition to prevent such a use. It is considered appropriate to attach a similar condition in this instance. A further condition to ensure that no additional accommodation would be created, such as the insertion of a mezzanine floor, is also considered appropriate and necessary.

- 11.12 In design terms, the proposals would be acceptable and would not adversely harm the overall appearance of the dwelling which has already been extended. The proposals would be visible in public views from the adjoining street, however it would not appear unduly prominent within the street scene, thus the wider landscape of the National Park would remain unharmed. As the original dwelling has already been extended to the rear, it is not considered necessary to remove Permitted Development rights by condition, as any further works to this property would require planning permission.
- 11.13 Although additional windows are proposed, due to the relationship with the adjoining properties it is unlikely that any further significant overlooking would occur to the detriment of the amenities of that property. There would be no adverse impact on outlook or loss of light as a result of the proposals due to the single storey nature of the development and the spacing between properties.
- 11.14 Whilst the proposals would result in the loss of a garage and driveway space for parking, sufficient parking and manoeuvring area would be retained on site so that no adverse impact upon highway safety would occur. The occupation of the extension by the family member of the occupiers of the primary dwelling and their carer would not be likely to result in significant additional traffic to and from the site which would cause any adverse highways impact. Nor would it be likely to give rise to levels of activity which might detract from the semi rural ambience of the locality.
- 11.15 In conclusion, whilst there are some concerns over the scale of accommodation proposed, as it would exceed the floorspace restriction set out in policy DP11, it is considered on balance that sufficient evidence has been submitted to permit the extension and alterations. Given the particular circumstances of this case, it is unlikely to set a precedent.

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.

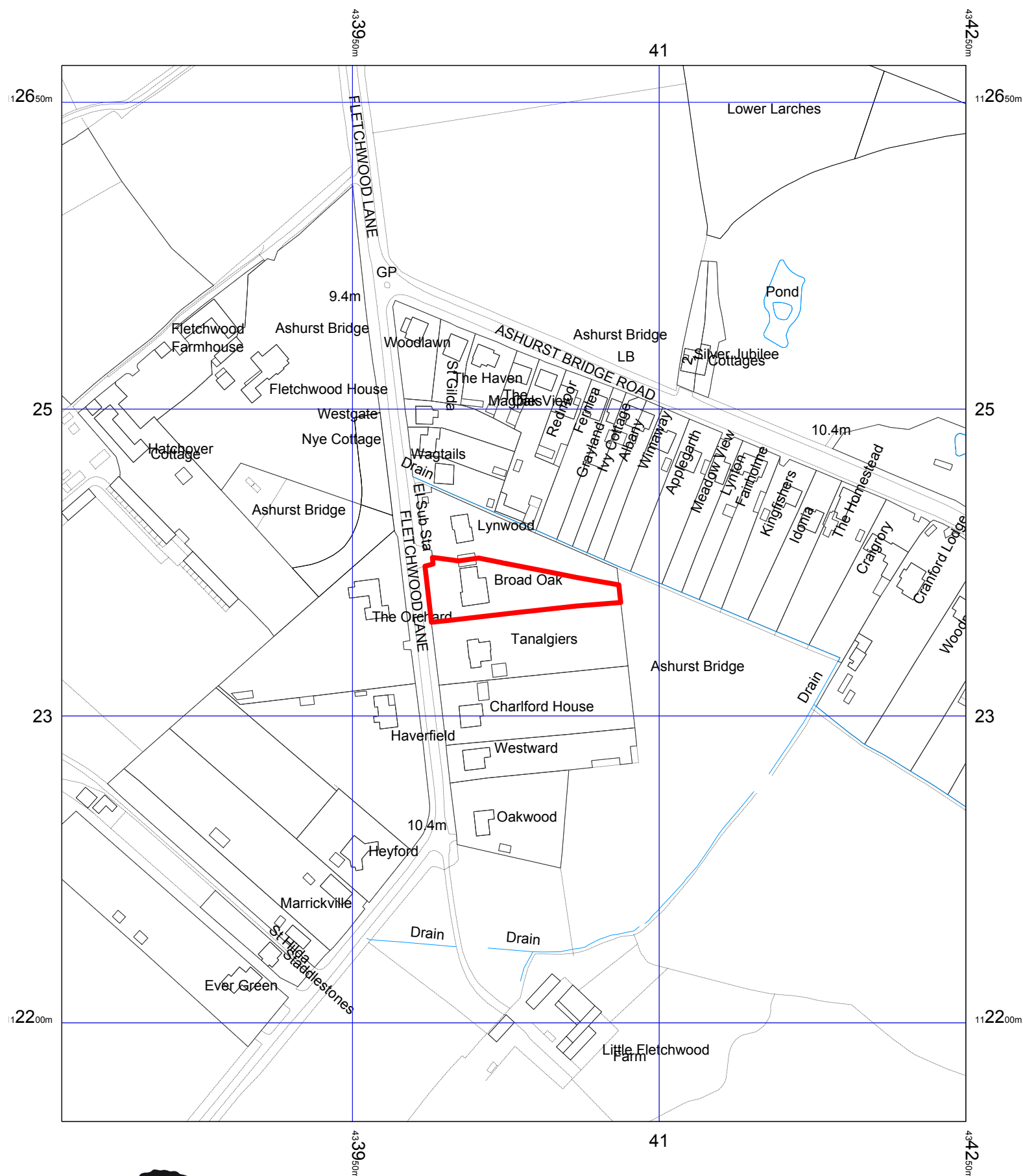
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 3 The building the subject of this permission shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling house on the site, currently named 'Broadoak', as a single residential unit with a physical internal link, and shall not be let or occupied independently for any other purposes.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent re-enactment thereof, no additional floor space by way of the creation of a mezzanine floor shall be formed within the building the subject of this permission, other than that shown on the approved plans.

Reason: To safeguard the amenities of the area, in the interests of highway safety and to comply with Policies DP1 and CP19 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 5 Development shall only be carried in accordance with Drawing nos: Figure 2, Figure 3 and Figure 4. 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 CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



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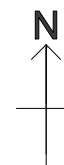
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Application No: 16/00252/FULL Full Application

Site: Kinnord, Partridge Road, Brockenhurst, SO42 7RZ

Proposal: Two storey rear extension; porches; cladding to gables (Revised design to planning permission 14/00805)

Applicant: Mrs J Murphy

Case Officer: Deborah Slade

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Application from Officer.

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend permission but will accept the decision of the NFNPA's officers delegated decision

8. CONSULTEES

8.1 Land Drainage (NFDC): No comment

9. REPRESENTATIONS

9.1 One letter of representation in support of the proposal

10. RELEVANT HISTORY

10.1 Two storey rear extension (14/00805) Granted 18th November 2014

11. ASSESSMENT

11.1 The application site of 'Kinnord' comprises a detached bungalow located to the southern side of the highway. The property is located within the Defined Village of Brockenhurst and is not a Small Dwelling. The surrounding street scene comprises a mix of housing styles and designs; the roof space has been converted to habitable accommodation. The property currently benefits from planning permission (reference 14/00805) for the erection of a two storey extension with a flat roof porch overhang to the front and side entrances.

11.2 This application seeks planning permission for a two storey rear extension and porches to the front and side. There would be no change to the design of the two storey rear extension, which would measure approximately 3 metres in depth, with a width, eaves and ridgeline height to match the principal dwellinghouse. The alterations from that previously approved comprise a change in the roof style of the porch to the front (flat roof to pitched to match that front window gables), and from flat to a mono pitch to the side.

11.3 The two storey rear extension and porches would be of a design which are considered to harmonise with the principal dwellinghouse. The two storey extension would be located to the rear, and therefore would not form part of the street scene of Partridge Road. The porch to the front elevation would have an appearance similar to the existing window gables; the small mono pitch roof to the side porch is not considered to have any impact upon the overall appearance of the dwellinghouse. The cladding to the front gables is not considered to be detrimental to the appearance of the dwellinghouse or wider area. Overall, the proposals would not appear incongruous and it is considered that the character of the area would be preserved.

11.4 The properties of 'Cranemoor' (to the east) and 'Hawthorns' (to the west) comprise bungalows which have a relatively similar rear building line to that of 'Kinnord'. There is a distance of at least 3 metres between the respective side elevations, and the rear gardens are southerly facing and significant in depth. It is not considered that the proposal would result in any significantly

adverse overshadowing or loss of light impact, nor would the proposal appear unduly overbearing.

- 11.5 There is an existing rear dormer window at first floor level. It is not considered that the proposal and the new windows within the rear elevation, or the roof lights within either side roof slope, would give rise to levels of overlooking not currently experienced by the occupiers of neighbouring properties. The new window within the eastern side gable end facing onto 'Cranemoor' would face onto a blank roof slope, and would not create any further opportunity for overlooking into the private amenity space. It is therefore concluded that neighbouring amenity would be upheld in accordance with Policy DP1.
- 11.6 Given that the attic already provides habitable accommodation, it is unlikely that the proposal would result in impact upon bats or their habitat; nor is it likely that any other protected species would be affected due to the nature of the application and curtilage location. No trees would be affected. Access and parking would remain as existing.
- 11.7 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP6 and DP11 of the Core Strategy.

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 in accordance with Drawings:
- Kinnord - 09, Kinnord - 10 Rev P1, K-PR-01.
- 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 CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 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 DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

