

Application No: 17/00872/FULL Full Application

Site: Woodlands, Shepherds Road, Bartley, Southampton, SO40 2LH

Proposal: Single storey rear extension

Applicant: Mr & Mrs Vincent

Case Officer: Ann Braid

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP8 Local Distinctiveness
DP11 Extensions to Dwellings
DP1 General Development Principles

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

Netley Marsh Parish Council: Recommend permission as there would be no impact on neighbouring properties

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Two storey extension (92346) granted on 11 February 2008

11. ASSESSMENT

11.1 The application site is a detached two storey property, granted planning permission in 1975. The property was originally a house with a garage attached to the side. The garage has been replaced with a two storey extension, which comprises a kitchen and reception room with bedroom and en suite over. There are other residential properties nearby and a farm to the north west of the site. The rear of the site is secluded and there are no views into the site. The proposal would have no impact on neighbouring amenity.

11.2 Consent is sought for a single storey extension to the rear of the property to enlarge a family room. The extension would have a crowned roof to tuck in under the first floor windows, and would be built in matching materials. It would be joined to the garage extension.

11.3 The relevant issue to consider is therefore whether the extension would be appropriate to the dwelling, bearing in mind the floor area limitations of Policy DP11. The policy seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and ensure the retention of a balance in housing stock.

11.4 In 1982 Woodlands measured 116m². This measurement has been taken from the original consent for the dwelling and excludes the attached garage. This is the "base measurement" from which later enlargements are calculated. The house has been extended following consent in 2007. At that time the policy allowed the inclusion of attached outbuildings as existing floor area and the extension permitted was found to be just under 30%. Under the current Core Strategy, the floor area of attached outbuildings may not be included as existing floor area, and the previously approved extension would, using current policy measurements, have increased the property floor area by 67%. The extension now proposed would increase this to 76%.

- 11.5 It is appreciated that the proposal in itself is not large, however if this addition beyond the 30% allowance were to be allowed, a similar argument could be used in the future to promote other small scale proposals. That argument could then lead to further extensions to this dwelling and elsewhere within the National Park which cumulatively would have a serious impact on the character of the National Park.
- 11.6 The visual impact of the current proposal would also be minimal. The extension would be located in the rear garden and would not be visible outside the site. Neighbouring amenity would not be affected. However, the cumulative impact of such extensions on the New Forest needs to be taken into account and the lack of "visibility" is not a compelling reason for allowing development which would be so far in excess of the limits of Core Strategy Policy DP11. The National Planning Policy Framework affords National Parks the highest level of protection and any weakening in the strict application of policy would reduce the level of protection required by the Framework.
- 11.7 The Authority's consistent application of Policy DP11 has been supported at appeal. An example is Appeal reference APP/B9506/D/15/3004446. In this case, the Inspector concluded that the proposals ought to be determined in accordance with the policies of the Core Strategy. It should be noted that the Inspector found that the proposed development would have minimal visual impact, and stated

"I conclude that the proposed development, while modest and visually acceptable in itself, would undermine the wider objectives of the National Park Authority in terms of safeguarding the protected countryside. This would be contrary to Policy DP11 of the DPD and to the protection afforded to National Parks by the Framework. Accordingly, I conclude that this appeal should be dismissed."

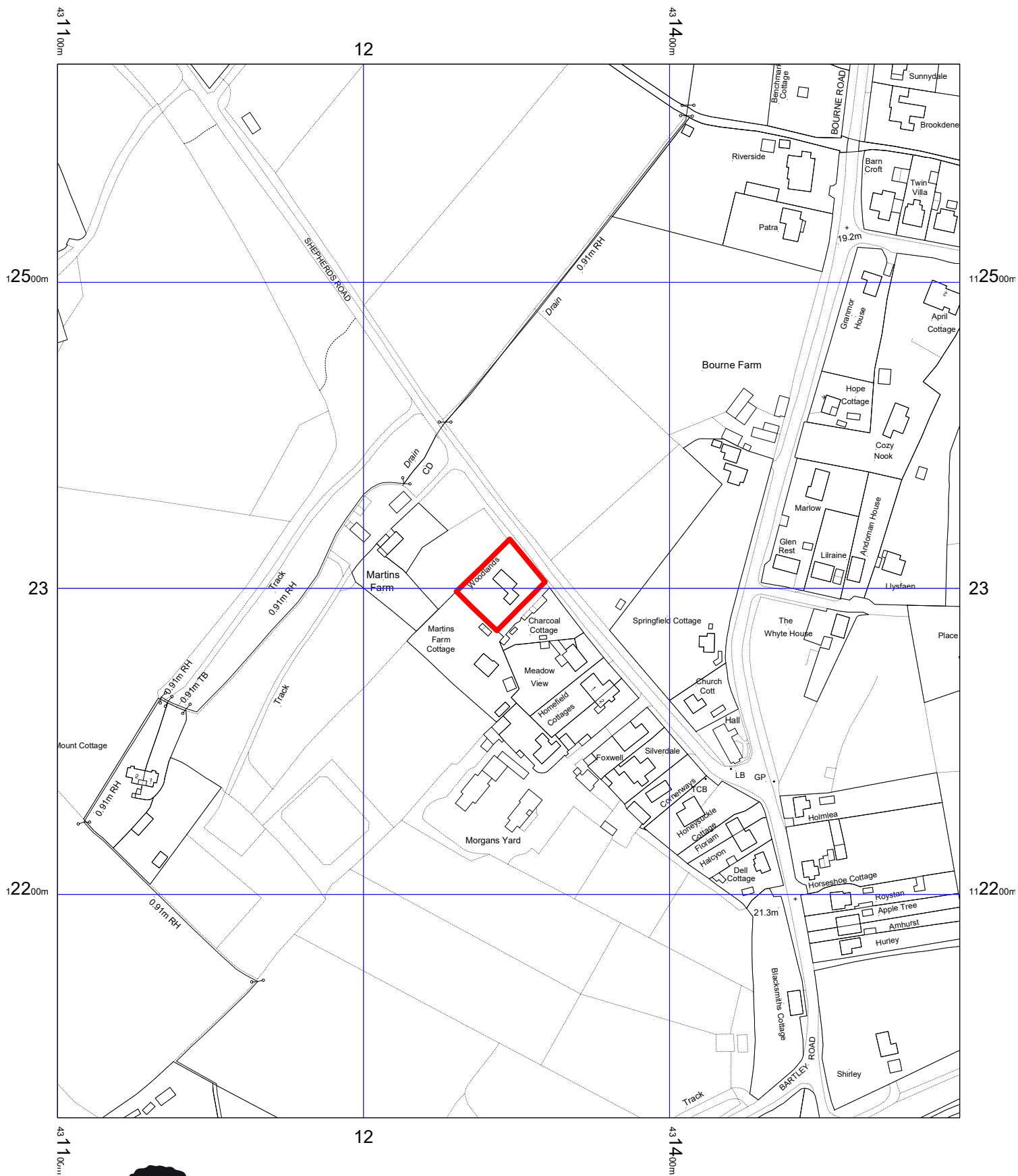
12. RECOMMENDATION

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, especially where there is no demonstrable need for the extension, recognising the benefits this would have in minimising the impact

of buildings and activity generally in the countryside. 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.



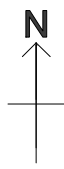
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