

Application No: 19/00837/FULL Full Application

Site: 12 Dene Road, Ashurst, Southampton, SO40 7BJ

Proposal: Single storey extension; porch; detached garage; demolition of existing garage.

Applicant: Mr Mears

Case Officer: Claire Woolf

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

DP2 General development principles
 SP17 Local distinctiveness
 DP18 Design principles
 DP36 Extensions to dwellings
 DP37 Outbuildings

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 (amended plans). Comment:

- No significant change in the plans and, despite the slightly lowered ridge height, objected the inappropriate size of the garage (DP37, a)

and its proximity to the neighbouring boundary

- There would still be a loss of the green border and consequent visual intrusion for the neighbouring property (DP2, a, c, d and e).

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One representation received objecting on the following grounds:
- the proposed garage is excessively long and high
 - it would extend two-thirds of the length of the garden
 - the layout is unprecedented in the area
 - removal of the hedge at the property boundary

10. RELEVANT HISTORY

- 10.1 No relevant history.

11. ASSESSMENT

11.1 12 Dene Road is a detached brick built bungalow with an attached garage, set back in its plot with a front and rear garden. The dwelling lies within the defined village boundary of Ashurst. Dene Road contains many detached dwellings of similar proportions and styles.

11.2 Consent is sought for a 5m rear extension with a double hipped roof, and would comprise materials of tiles, bricks and white UPVC windows to match the exiting dwelling. The attached garage would be demolished and a detached outbuilding is also proposed. This would have dimensions of 3.5m to ridge, a length of 8.5m and width of 3.5m and lie adjacent to the boundary with no. 14 Dene Road. A porch is also proposed to the front of the dwelling.

The key planning considerations are:

- whether the proposal would accord with Policies DP36 and DP37 of the Local Plan;
- whether the proposals would be of appropriate design and materials; and
- whether there would be any significant neighbouring amenity impact.

11.3 12 Dene Road is not a small dwelling, and as it lies within a defined village, there are no restrictions in terms of increasing the habitable floorspace as set out in Policy DP36. However, the total proposed floorspace would be 129 square metres.

11.4 In terms of design, the proposed extension would have a subservient roof form which would be acceptable to the existing dwelling as it would not result in an over dominant extension. The porch to the

front would also be suitably subservient and proportionate. Overall therefore, the extensions are considered would be appropriate to the existing dwelling and its curtilage and would comply with policy DP36.

- 11.5 An outbuilding is also proposed to the rear of the dwelling which would be close to the neighbour's boundary. It would be used as a garage and store. The outbuilding is considered would be for an incidental use to the main dwelling and not contain any habitable accommodation and would be sited within the residential curtilage. As it replaces an existing garage (albeit attached), it is not considered that the private amenity space would be compromised. The design of the outbuilding would be typical of outbuildings and garages in this area, comprising materials of tile and brick. Consequently, the outbuilding is considered would comply with Policy DP37.
- 11.6 The boundary treatment between nos. 12 and 14 currently comprises a hedge belonging to no. 12 and a metal mesh fence that belongs to no. 14. Whilst the outbuilding would necessitate the removal of a small hedge between the boundaries of the dwelling and the neighbouring property at no. 14, this, in itself does not need planning consent and therefore is not a material planning consideration.
- 11.7 The proposed outbuilding would be adjacent to the neighbouring boundary and of a relatively long length (8.5m); however, the roof pitch would slope away from the neighbouring property (no. 14). Through the course of this application, the proposed ridge height has been reduced slightly (3.7 metres to 3.5 metres) which has been accepted and it is not considered that the outbuilding would adversely harm the private amenities at no. 14. The neighbour has also suggested that the positioning of the outbuilding is unusual for this locality; however, it is clear that there are other outbuildings in similar locations and of similar lengths and widths in the vicinity. There are a number of windows proposed on the west elevation and these would face into the garden serving the dwelling and are not considered would give rise to any overlooking or unnecessary light spillage. It would be appropriate to impose conditions to ensure that the outbuilding would not subsequently be converted to habitable accommodation at a later date.
- 11.7 Consequently, permission is recommended subject to conditions, as the proposal is considered to accord with Policies DP2, SP17, DP18, DP36 and DP37 of the Local Plan.

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 No: MEAR007.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

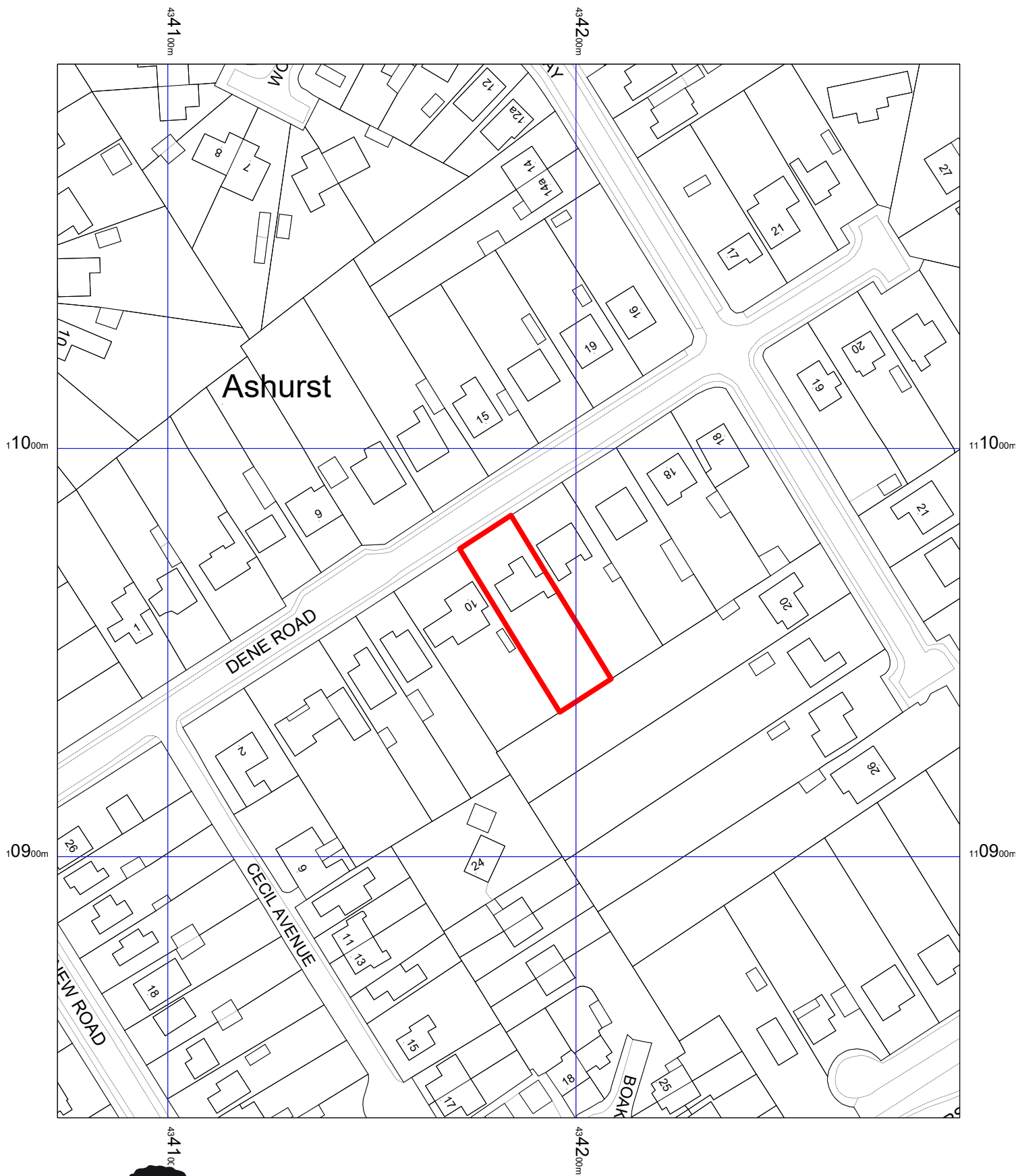
Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 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).



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