

Application No: 19/00978/FULL Full Application

Site: 2 Harewood Cottages, Winsor Road, Winsor, Southampton, SO40 2HN

Proposal: Single storey extension.

Applicant: Ms S Alford

Case Officer: Liz Young

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

To consider whether the applicant's personal circumstances justify an exception to policy.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Recommend permission:

- Entirely appropriate request given the circumstances.
- Long standing member of the community.

Would enable the applicant to stay local with an established support network.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 Three letters of support:

- Whilst the proposal would exceed floorspace limits, the applicant has no realistic prospect of recovery.
- The applicant and her family have lived in the Parish most of her life and she will now be more reliant upon her family.
- The proposal is an essential facility to meet the needs of a person with a life changing condition and no chance of recovery.
- No harmful impact upon the immediate neighbour.
- Proposal will allow the applicant to remain in her current home.

10. RELEVANT HISTORY

10.1 2 storey side extension with new porch; new vehicle access and driveway (08/92561) approved on 20 March 2008

11. ASSESSMENT

11.1 This application relates to a modest semi-detached cottage which lies within the Forest North East Conservation Area. The property lies within a row of modest cottages of varied styles which are accessed off a small layby adjacent to, and slightly elevated above, Winsor Road. The plot is moderate in size with an enclosed rear garden. The house itself is characterised by a fairly compact footprint, a gabled roof line, facing brick work and a slate roof. Ground floor accommodation currently comprises a living room, kitchen / diner and utility room.

11.2 Consent is now sought to add a single storey extension to the rear of the property, infilling the corner between the kitchen / dining room and the utility room. The extension would provide a new bedroom and wet room area at ground floor level. External facing materials (facing brick work, felt roofing and UPVC) would match those on the existing building. The roof of the extension would be flat with a central roof lantern.

11.3 It was established on site that the development would not lead to any direct or harmful implications for the amenities of neighbouring residents and the design of the extension would not be detrimental to the character of the house or the wider conservation area. The extension would be low key and unobtrusively sited to the rear of the site and well distanced from

boundaries with neighbouring properties.

- 11.4 The issue to be assessed now relates to floor area as the property would, as a result of the proposed extension, be extended beyond the size that would normally be allowed under Policy DP36. In exceptional circumstances, this policy does allow the limit to be exceeded to meet a genuine need which is defined as:

"...an exceptional and unique family need that could not have been reasonably anticipated at the time of purchase of the property. For example, additional floorspace may be required to cater for specialist equipment and facilities required in connection with an unforeseen event, such as a severe disability arising from an accident whilst in occupation of the property; but, it normally would not cater for the needs of growing families or the need to care for elderly relatives, as these needs are not considered to be so 'exceptional as to warrant a departure from the floorspace restrictions set out in this policy...."

- 11.5 The applicant has suffered a medical condition which has resulted in her becoming wheelchair bound. Additional medical information was requested by the case officer to clarify in more detail the need to improve the accommodation within the dwelling. Supplementary information received from the occupational therapist is summarised as follows:

- The applicant will need lifelong use of the adaptations and equipment required to support her to remain living in her home with her partner.
- Wheelchair access is required to the front and rear of the house.
- The applicant requires access to a downstairs bedroom with a ceiling track hoist to support with personal care, transfers to wheelchair and shower chair.
- The applicant also requires an en-suite level access shower with tilt and space shower chair and to allow space for one or two carers.
- Wheelchair access to the living room and kitchen are also required.

- 11.6 Following an internal and external inspection of the building in its current form, it has been established that the current configuration would not enable the requirements listed above to be met. The room sizes are very small and there is no scope to provide any form of ground floor bedroom accommodation (without displacing the modest primary habitable uses currently on the ground floor). There is also only a very small shower room available on the ground floor (the main bathroom being positioned on the first floor). The proposed extension would enable the formation of a ground floor bedroom with wet room area and new wider door openings directly onto the kitchen area. It is therefore clear that the proposed extensions and alterations would be essential to

meet the daily living needs of the applicant and that the house in its current form falls short of meeting these requirements.

- 11.7 It is a further stipulation of Policy DP36 that an exception to normal restrictions may be made for the genuine family needs of an occupier who works in the immediate locality. This is designed to cater for those applicants whose employment means that moving house is not a practical option. The applicant does not work in the immediate locality but has occupied the property for the last 12 years. It is evident that the recent sequence of events which led to her becoming wheelchair bound could not have been anticipated. Additional information provided by the agent sets out that the applicant's family are important to the local history of Copythorne and the applicant is also a practicing commoner with a nearby field (under the same postcode) being used to accommodate the applicant's livestock.
- 11.8 The original dwelling was classed as a small dwelling with a floorspace of 77 square metres. The further extension now proposed would take the property up to the 120 square metre limit which applies in the case of exceptional circumstances under Policy DP36. The case for exceptional circumstances has been made and is accepted. In the absence of any other identified harm to the amenities of neighbouring residents or the character and appearance of the conservation area, it is therefore recommended that planning permission should be granted.

12. RECOMMENDATION

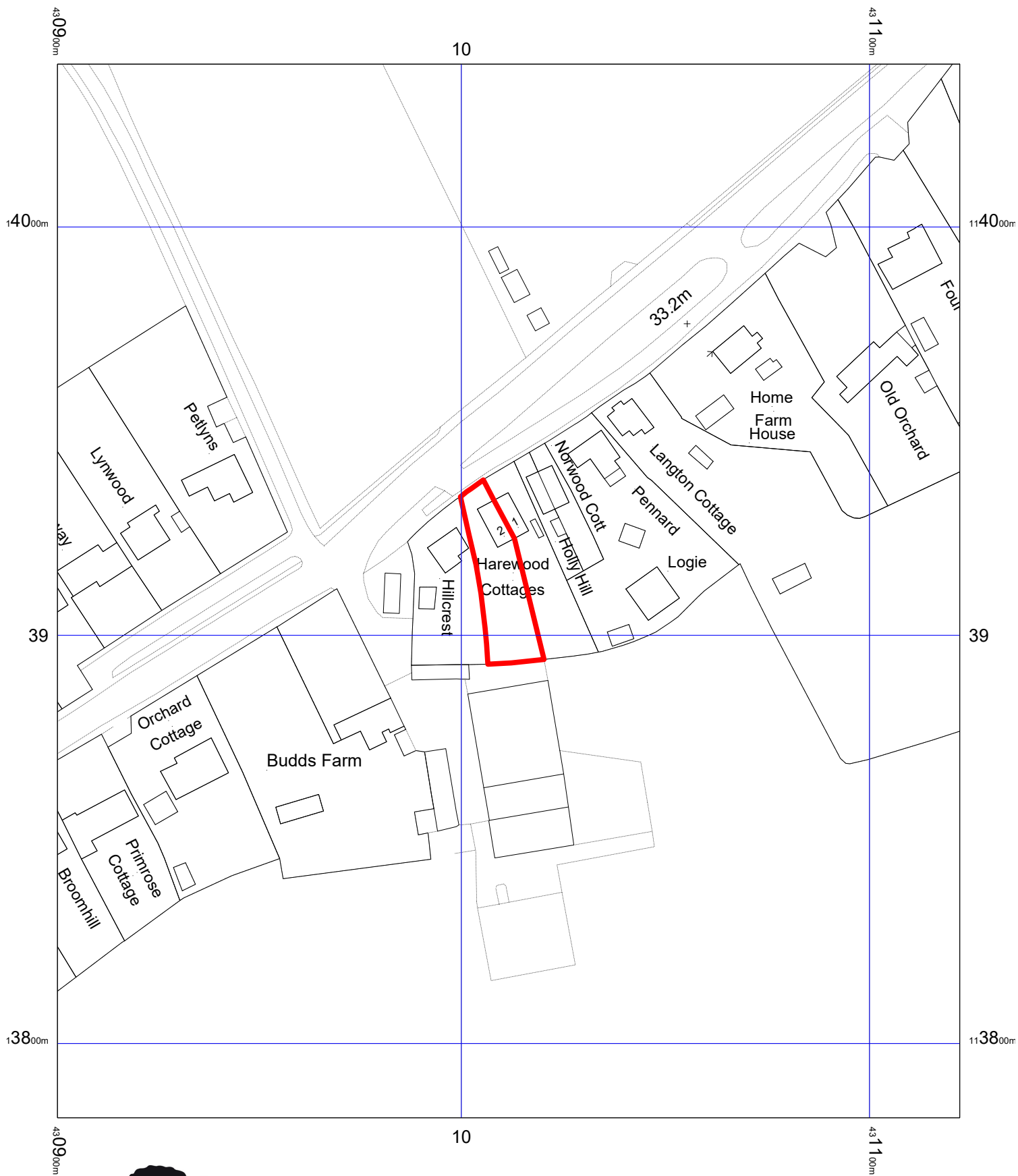
Grant Subject to Conditions

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 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).
- 3 Development shall only be carried out in accordance with drawing numbers: PL/01, PL/02, PL/03, PL/04, PL/05, PL/06. 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).



NEW FOREST
NATIONAL PARK

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