

Planning Committee - 19 May 2020

Report Item 1

Application No: 20/00018/FULL Full Application

Site: 11 Whartons Close, Ashurst, Southampton, SO40 7EE

Proposal: Two storey extension; single storey extension; veranda; porch; alterations to fenestration

Applicant: Ms Natalie Morris

Case Officer: Ann Braid

Parish: ASHURST AND COLBURY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Tree Preservation Order

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP17 Local distinctiveness
SP6 The natural environment
SP15 Tranquillity
DP36 Extensions to dwellings
DP18 Design principles
DP2 General development principles

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.

The proposals appear overbearing and inappropriately sized within the curtilage of the plot and from the street scene; which is characterised by houses set well apart in large plots (DP2 e, SP17, DP18 a and e). The addition to the house is significant and is inappropriate to the existing dwelling in terms of scale, siting and layout (DP2 a).

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 11 Whartons Close is a substantial, two-storey dwelling located at the end of a close, in a group of similarly scaled properties. It is built in brick under a tiled roof on a sloping plot which sits lower than its neighbour to the east. The front garden comprises a gravelled parking area. There is an existing flat-roofed, attached garage on the east side of the dwelling and a single-storey, flat-roofed extension at the rear.

11.2 Consent is sought to demolish the attached garage and replace it with a two-storey side extension. At the same time, it is proposed to build over the existing flat-roofed rear extension to create a master bedroom and add a single-storey mono-pitch extension to the rear elevation as well as a porch around the front door.

11.3 The site lies within the defined New Forest village of Ashurst and, for this reason, the floor area limitations of Policy DP36 do not need to be considered in this instance. Policy DP36 also requires extensions to be appropriate to the dwelling and its curtilage. The design of the proposals would appear appropriate to the existing house, matching the roof pitch and proportions as well as using matching facing and roofing materials. The extension over the flat roof rear extension would have a higher roof ridge but would be sited alongside a similar extension on the neighbouring property to the west (9 Whartons Close). Amended plans have been submitted which reduce the area of glazing at upper floor level by four square metres. Although the proposal includes gable glazing, in this location and context the proposal is considered to be

acceptable. Whilst the resulting house would be large, an assessment of the context of the site is required. This is considered below.

- 11.4 Each of the houses around the hammerhead of Whartons Close has been extended. The application site is the last of the group to be enlarged, and the proposals are similar to those previously found to be acceptable at 9, 10, 12 and 14 Whartons Close, the latter two permissions having been granted by the National Park Authority. The plot itself is generous and the site would not be overdeveloped as a result of the proposal. Further, in accordance with Policy DP2, there would be no undue adverse impact on the amenities of neighbours. Overall, the requirements of Policies DP36 and SP17 are met by this proposal which would appear appropriate to its plot and would not erode the character of this part of the National Park, or the close of substantial houses.
- 11.5 The protected trees at the rear of the site would be unaffected by the proposed extensions and a condition may be attached to ensure that materials and machinery are kept away from the trees and their root protection areas.

12. RECOMMENDATION

Grant Subject to Conditions

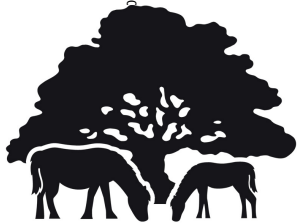
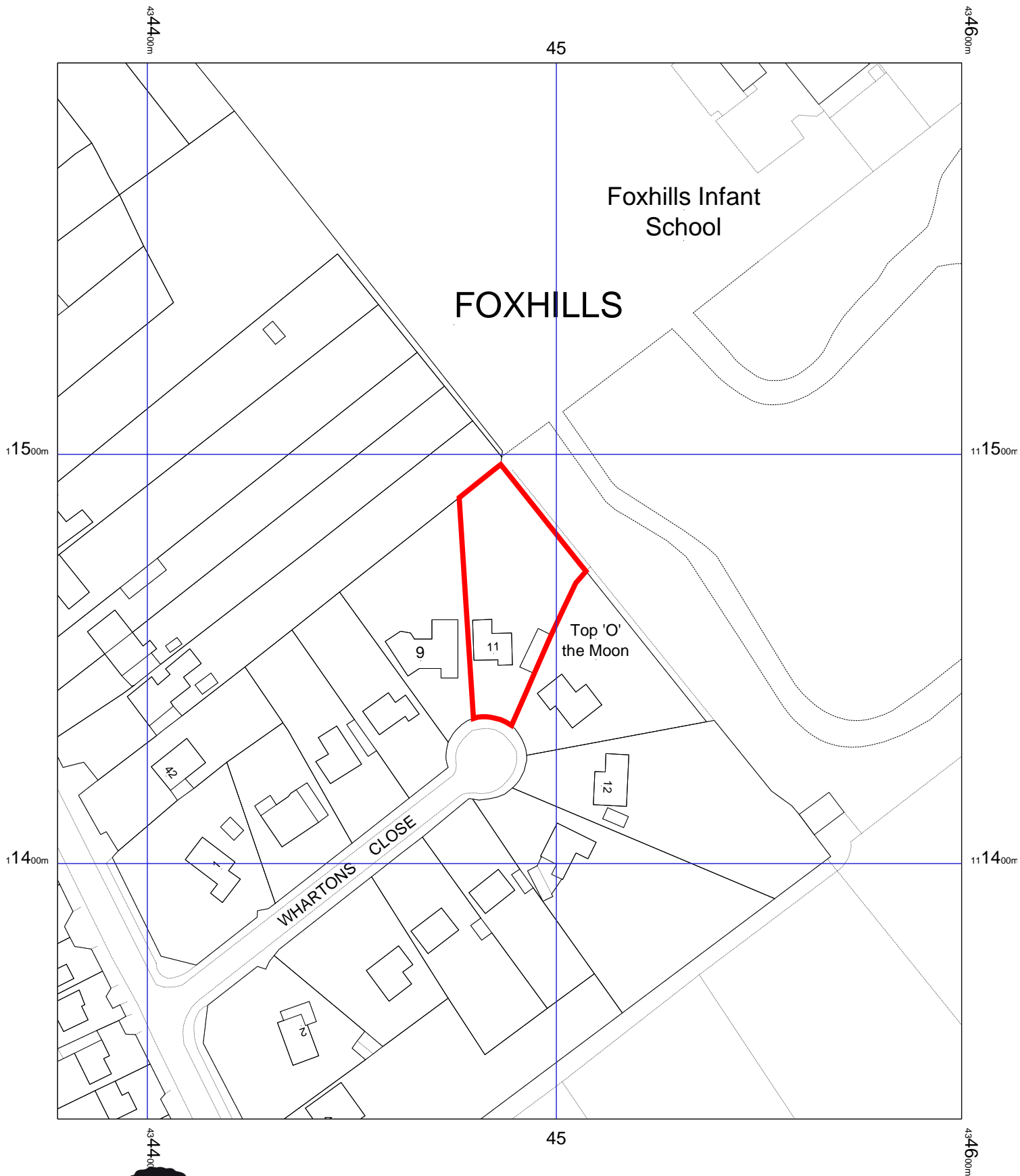
Condition(s)

- 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the recommendations as set out in BS5837:2012.
- Reason: To safeguard trees and natural features which are

important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 Development shall only be carried out in accordance with drawing numbers: 2/GCNM/19 and 1/GCNM/19A. 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 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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