

Application No: 20/00505/FULL Full Application

Site: 7 Carters Close, Hale, Fordingbridge, SP6 2NU

Proposal: Single storey extension to side and rear; 2No. rooflights

Applicant: Mr Sheppard

Case Officer: Daniel Pape

Parish: HALE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP7 Landscape character
SP17 Local distinctiveness
DP18 Design principles
DP36 Extensions to dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

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

Hale Parish Council: We recommend refusal for the reasons listed below:

The Council notes the small reduction in the total proposed floor area which is now within the maximum permitted under DP36. However, the proposals would create a property extended by over 60% and substantially

different in terms of massing and scale especially when compared with neighbouring properties. Of the eight similar properties in the close only the adjacent property has been extended. This approval was 18 years ago and is modest by comparison. No other properties in the close have been extended either as a result of approved planning or permitted development. The close is a restricted site of eight similar small bungalows built in the late 1970's. Properties have a pedestrian access only and parking on the roadway and by the adjacent garage block is limited. The proposals do not appear to be in keeping with the principles of the Local Plan as they might be applied to this location (especially general development principles, DP2 landscape character SP7).

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 None.

11. ASSESSMENT

11.1 7 Carters Close is located within a cul-de-sac in Hale surrounded by bungalows of matching design. The dwelling sits at the end of the cul-de-sac with its principal elevation clearly visible when approached from the road. The dwelling is semi-detached and comprises a small dwelling as per Policy DP36. There is an access gate to the garden at the side of the dwelling and the property backs on to a treed area.

11.2 The applicant seeks consent for a single storey side and rear extension to be built with cladded elevations and a flat roof. By way of background, during the progression of the application, the material proposed has been altered from composite cladding to natural timber and the proposal has been reduced in size to accord with the maximum 100m² permissible under Policy DP36.

11.3 Notwithstanding the floorspace stipulations of Policy DP36, the proposal should be appropriate to the existing dwelling and its curtilage in relation to its design. In this instance, it is considered that the extension would be clearly subservient to the dwelling with its low form and the natural cladding would contrast appropriately with the existing dwelling. The wrap around side extension is modest and the flat roof would ensure that the bulk would be kept to a minimum. The proposed fenestration is simple with one notable section of bifolds to the rear and two small rooflights, which would conform to permitted development, in the existing pitched roof. Overall, it is considered that the

extension has been appropriately designed in accordance with Policies DP2 and DP18.

- 11.4 The impact of the side extension on the view of the principal elevation from the road would be minor and would not adversely affect the streetscene.. The impact to neighbours would be minimal due to the low flat roof and the proposal would not be visible from the rear due to dense mature screening. It is considered that the design would be compatible with the dwelling and would be appropriate to the character of the existing dwelling and surrounding area, ensuring that the National Park's landscape and character would not be adversely harmed in accordance with Policies SP7 and SP17.
- 11.5 Whilst the Parish Council's comments are noted, it is considered that the low height of the extension would ensure appropriate massing and the character of the area would not be adversely affected. No responses have been submitted from neighbours or interested parties to suggest the design or impact would be unacceptable to the local area.
- 11.6 Permission is therefore recommended subject to conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

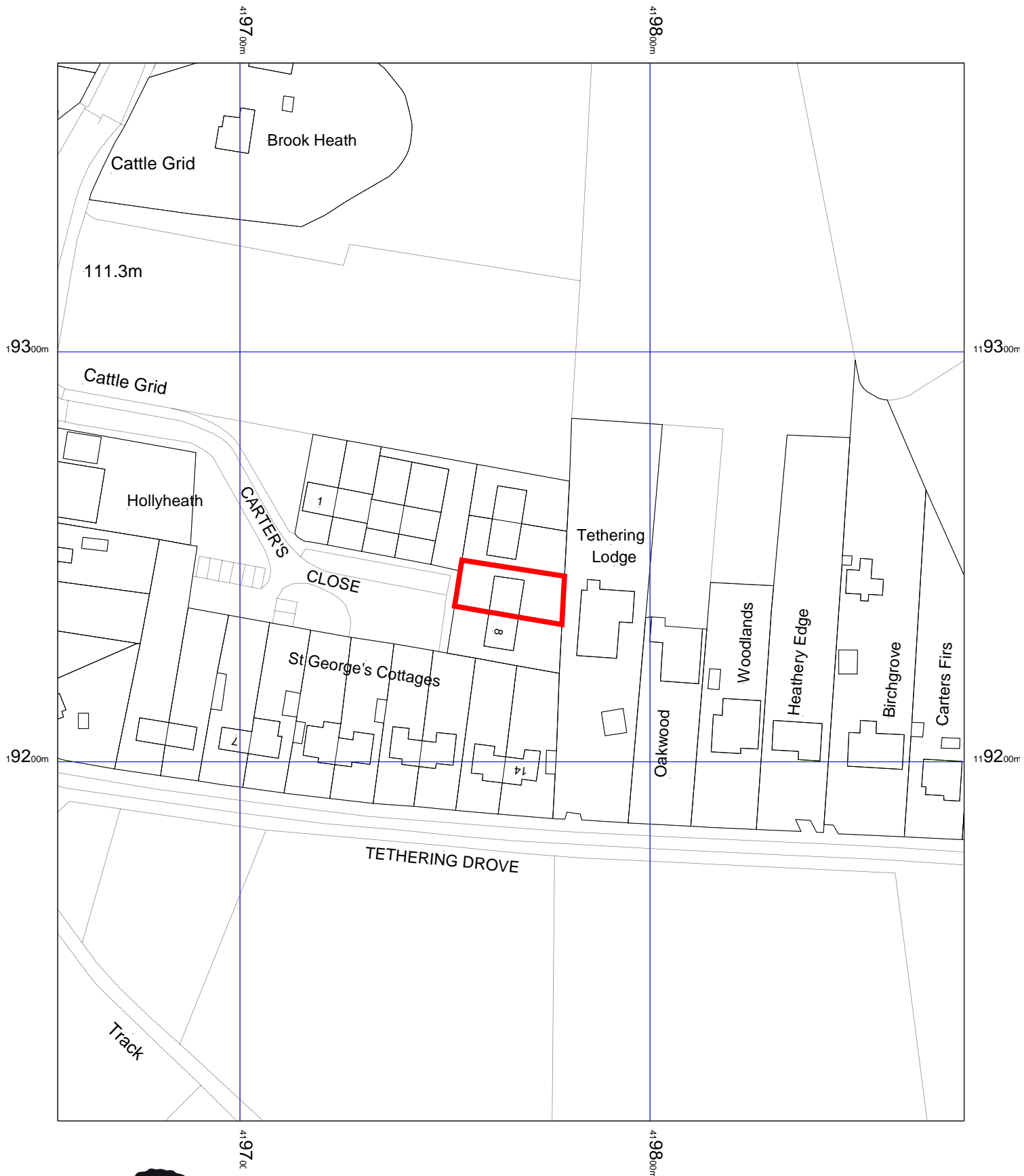
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No development shall take place above slab level 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations)

otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 Development shall only be carried out in accordance with PL.01, PL.05 Rev B, PL.06 Rev A, PL.07 Rev A, PL.08, PL.09 Rev B, PL.10 Rev A. 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).



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