

Application No: 21/00352/FULL Full Application

Site: The Haven, St Johns Road, New Milton, BH25 5SB

Proposal: Single storey rear extension; roof alterations to facilitate front and rear glazed gables; timber cladding; new porch; demolition of conservatory

Applicant: Ms Turner

Case Officer: Emma Shaw

Parish: NEW MILTON

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
SP15 Tranquillity
SP17 Local distinctiveness
DP18 Design principles
DP36 Extensions to dwellings
NM14 The Rural Areas of the National Park

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
New Milton Neighbourhood Plan

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

New Milton Town Council: Object (non-delegated) for the following reasons:

1. Detrimental impact to street scene contrary to the NFNPA Design Guide SPD
2. Contrary to the NFNPA Design Guide SPD on extensions, in particular *'Be compatible with the main building, avoiding significant impact on the scale of the core or original element'* and *'Use a sympathetic choice of materials.'*
3. Out of character

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

- 9.1 One representation received, objecting to the proposed development for reasons relating to impact upon neighbour amenity.

10. RELEVANT HISTORY

- 10.1 No relevant planning history.

11. ASSESSMENT

- 11.1 The application site comprises a detached single storey dwelling situated on the southern side of St Johns Road. The dwelling sits within a narrow linear plot, partially screened from the neighbouring dwellings to the east and west by fencing. The site backs onto agricultural land. The surrounding dwellings vary in design, size and age.
- 11.2 This application seeks consent for a single storey rear extension to the dwelling, replacing the existing single storey rear extension and conservatory; roof alterations; the addition of timber cladding; and a new porch. The relevant considerations relate to compliance with Policy DP36; the impact of the proposed development upon the dwelling, its curtilage and the local area; and the impact upon neighbour amenity.
- 11.3 The original single-storey, hipped-roof dwelling had an internal habitable floorspace of 64.3 square metres, and the dwelling therefore constitutes a small dwelling as set out within Policy DP36 of the Local Plan. The dwelling has since been altered and extended with the addition of an open side canopy, a flat-roofed rear extension, and a conservatory. As the dwelling is a small dwelling, any extensions must not result in a total internal habitable floorspace exceeding 100 square metres. The proposed extension would result in a total floorspace of 99.2 square metres, and as such is compliant with this element of Policy DP36.

- 11.4 The existing dwelling is of no particular architectural merit and includes unsympathetic additions. This application proposes to demolish each of the aforementioned additions to the dwelling, and to extend the dwelling 5.5 metres from the original rear wall. The original roof profile of the dwelling would remain, with alterations to the front and rear of the roof to form gable ends. The existing roof height of the dwelling, at 5.6 metres, would be retained, and the principal elevation of the dwelling would remain aligned with the neighbouring dwellings. The profile of the roof would be significantly lower than the surrounding dwellings. The proposed extension to the dwelling to remodel the rear elevation is considered to enhance the appearance of the dwelling, as the existing rear elevation features piecemeal additions that are not sympathetic or appropriate to the dwelling. The proposed development is considered to be acceptable in form and massing in relation to the existing dwelling and the application site, adhering to Policy DP18. There is a mix of dwelling types on St Johns Road, including bungalows, houses and chalets with both gable and hipped-roofs; the form, scale and massing of the proposed development would be appropriate in the surrounding streetscene, adhering to Policy SP17.
- 11.5 The proposal has been amended since the initial submission in response to concerns regarding the potential for light pollution from the extent of glazing within the proposed gable ends. The glazing within the gable ends has been significantly reduced, and the rooflights have been removed. The overhang of the roof has been extended to protrude 0.6 metres from the principal and rear elevations. These amendments, together with the removal of the existing conservatory, would ensure that the development would not have an unacceptable impact in relation to light pollution, in accordance with Policy SP15.
- 11.6 Whilst the form and mass of the proposed development are considered to be acceptable, subsequent amendments to the proposed materials have also been sought. The proposed roofing materials would now be slate and the facing materials would comprise natural vertical timber cladding that would be allowed to weather naturally to afford a lighter finish. The amended materials are considered to be acceptable, in accordance with Policy DP2. Overall it is not considered that the proposed materials would have an adverse impact on the street scene.
- 11.7 With regard to impact upon neighbour amenity, the dwelling is located toward the front of the application site, with dwellings to the east and west. The existing rearmost elevation of the dwelling extends beyond the rear elevations of both neighbouring dwellings; the proposed extension to the dwelling would not extend beyond the existing rearmost elevation. One representation has been received from the occupant of the neighbouring dwelling of Dahlia Cottage, objecting to the proposed development due to the proximity of the proposed

development to the shared boundary. The proposed development would retain the existing distance between the dwelling and the shared boundary. The Haven is sited to the north east of Dahlia Cottage, and would not therefore result in unacceptable adverse shading impacts. It is not considered that the proposed development would result in visual intrusion. The proposed windows upon the side elevations of the dwelling would be 2.2 metres from the ground level at their highest points, looking onto the existing fences at the shared boundaries, and would not extend toward the rear of the dwelling. As such, the development would not result in overlooking. Neighbour amenity would therefore be suitably retained in line with Policy DP2.

- 11.8 The Parish Council have recommended refusal for reasons relating to the impact of the proposed development upon the surrounding streetscene and the character of the area, and the design of the proposed extension in relation to the existing dwelling. The dwellings on St Johns Road vary in both design and size. The facing materials used upon the dwellings also varies, with facing brickwork, painted brickwork, render, tile hanging, and timber cladding. The removal of the unsympathetic single storey rear extensions to the dwelling would enhance the appearance of the dwelling. Whilst the ridgeline of the dwelling would be extended to the rear, the roof of the dwelling would still be lower than both the adjoining dwellings. The gable ends would also be in keeping with the surrounding dwellings, a number of which feature gabled roof forms. The proposal is therefore considered to be appropriate in terms of scale, appearance, form, siting and layout, and satisfactory details of facing materials have now been received. The development would be appropriate to the semi-rural character of the area, adhering to Policies DP2, SP17 and DP18 of the adopted Local Plan (2019) and Policy NM14 of the New Milton Neighbourhood Plan (2021).
- 11.9 There may be scope for the conversion of the roof space within the dwelling. As this would be contrary to Policy DP36, this should be controlled by the imposition of a suitable condition.
- 11.10 For the reasons outlined above, it is recommended that permission is granted 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; or

The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 2 Development shall only be carried out in accordance with drawing numbers: 21.445.01 Rev A and 21.455.02 Rev D. 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 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).

- 4 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.

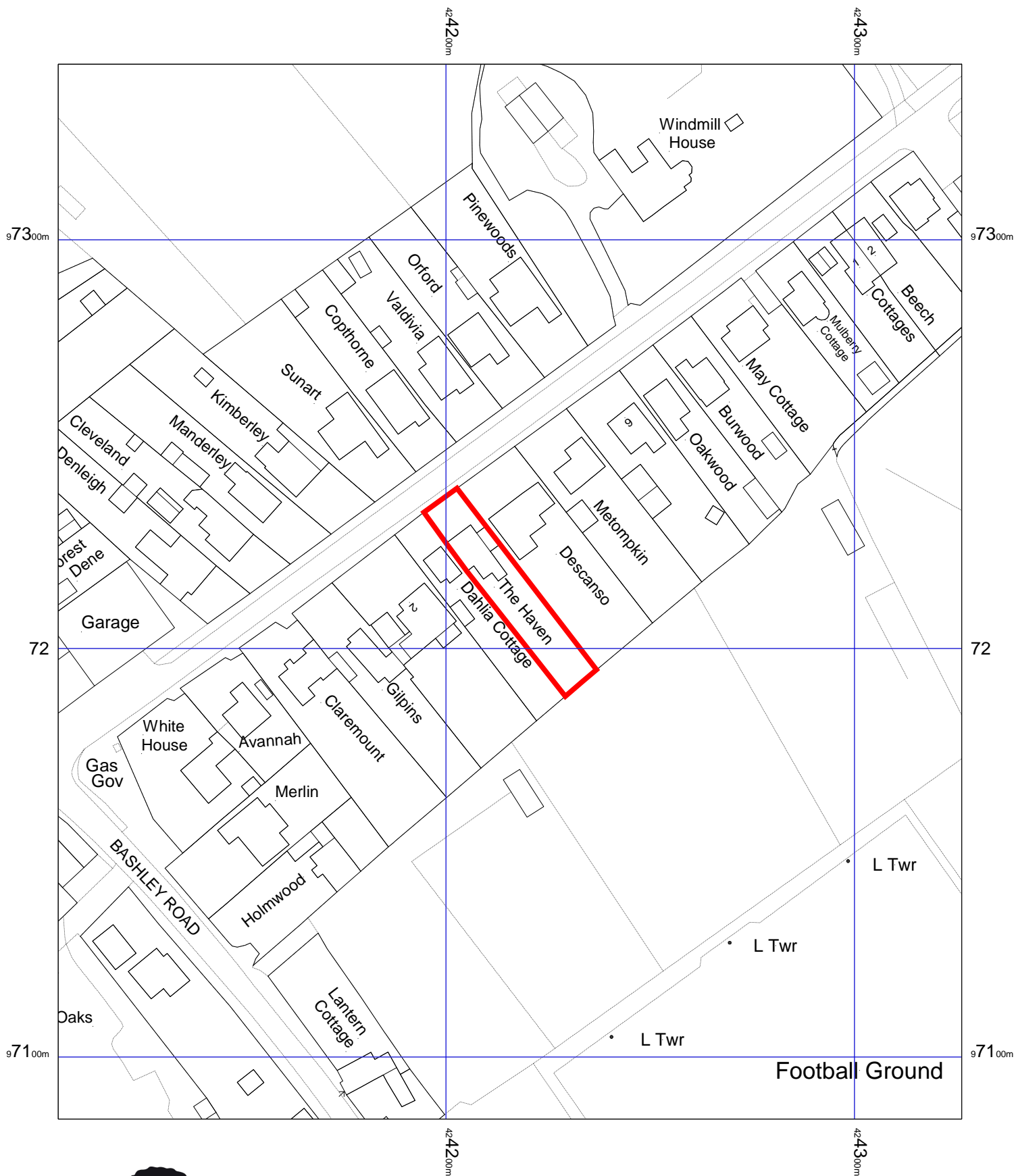
Reason: To ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 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).

- 6 The roof space of the extension hereby approved shall not be converted to form habitable space.

Reason: The creation of additional habitable accommodation / floor space would be contrary to Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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