

Application No: 21/00642/FULL Full Application

Site: 190 Burley Road, Bransgore, Christchurch, BH23 8DJ

Proposal: First floor extension with 3no. rooflights to outbuilding to facilitate home office; balcony; 2no. french doors

Applicant: Mr & Mrs Howarth

Case Officer: Carly Cochrane

Parish: BRANSGORE

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
 DP18 Design principles
 DP37 Outbuildings
 SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

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

Bransgore Parish Council: In response to the amended plans:

Although the dormers have been removed, and 5 roof lights added instead, and there are no other changes to the height etc, it still does not appear subservient to the main dwelling and has the appearance of habitable

accommodation, therefore still do not believe it is compliant with DP37.

Initial response:

Recommend refusal. It was noted that the current plans did not comply with DP37. The building was not subservient to the main dwelling and the proposal of dormer windows gives it a more residential appearance as opposed to an incidental outbuilding.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The application site is located to the eastern side of Burley Road, and is accessed via a gravelled track which serves a number of other properties. The property comprises the left-hand facing dwellinghouse in a semi-detached pair, with two outbuildings to its north, adjacent to the driveway. The site is surrounded by woodland, and the dwelling is not visible from the access track.

11.2 The application as initially submitted featured five dormer windows within the roof slope. These have been omitted, and therefore the application seeks planning permission for a first floor extension to the existing outbuilding located closest to the driveway. The ridge height would be raised by two metres to a height of approximately seven metres, and the eaves would be raised by approximately 1.2 metres, and there would be two cabrio rooflights upon the front, and one rooflight upon the rear roof slopes. There would be two sets of patio doors upon the western elevation, and a set of patio doors and balcony upon the southern elevation. The first floor elevation would be clad in timber, and all other materials would remain as existing. The outbuilding would accommodate a home office at first floor within the roof, with a gym and shower at ground floor.

11.3 In relation to outbuildings, Policy DP37 of the Local Plan sets out that domestic outbuildings will be permitted where they are proportionate and clearly subservient to the dwelling they are to serve in terms of scale and design; located within the residential curtilage; would be used for purposes incidental to the main dwelling and not include any habitable accommodation; and would not reduce the private amenity space or parking provision

around the dwelling to an unacceptable level. In this instance, whilst the extended outbuilding would be of an increased height, it would still appear proportionate and subservient by virtue of the scale of the main dwellinghouse. The proposal would not result in any increase in footprint and therefore would not impact upon the driveway or parking area, although this is extensive. The resultant outbuilding would feature a number of patio doors and window openings upon the south and western elevations in order to take advantage of the natural light, along with a balcony upon the southern elevation facing the dwelling, however the east and northern elevations would be relatively bare. In this context, despite the amount of fenestration, it is considered that the outbuilding would remain subservient and proportionate in its scale, and would not compete with the main dwelling in relation to its appearance. The proposed new natural materials are considered appropriate, and the use of the outbuilding would be for incidental purposes, appropriate for a domestic outbuilding. A condition can reasonably be attached to ensure the use remain as such. Overall, it is considered that the proposal accords with the criteria of Policy DP37.

- 11.4 There is no set character and appearance to the area, and the outbuilding would not be directly visible from the gravelled track. The design of the extended outbuilding would not compete with or appear dominant in comparison with the main dwelling. Overall, it is not considered that the proposal would result in any significant adverse impact upon the character and appearance of the area.
- 11.5 There are no neighbouring properties from which the outbuilding would be visible, and the site is surrounded by woodland. As such, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity.
- 11.6 It is therefore recommended that permission is granted, subject to conditions, as the proposal accords with Policies DP2, DP18, DP37 and SP17 of the adopted Local Plan 2016-2036.

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 nos: 671/PL/01 Rev B, 671/PL/03 Rev A, 671/PL/04 Rev A, DR1.

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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby approved.

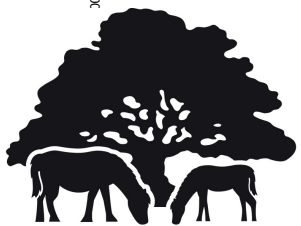
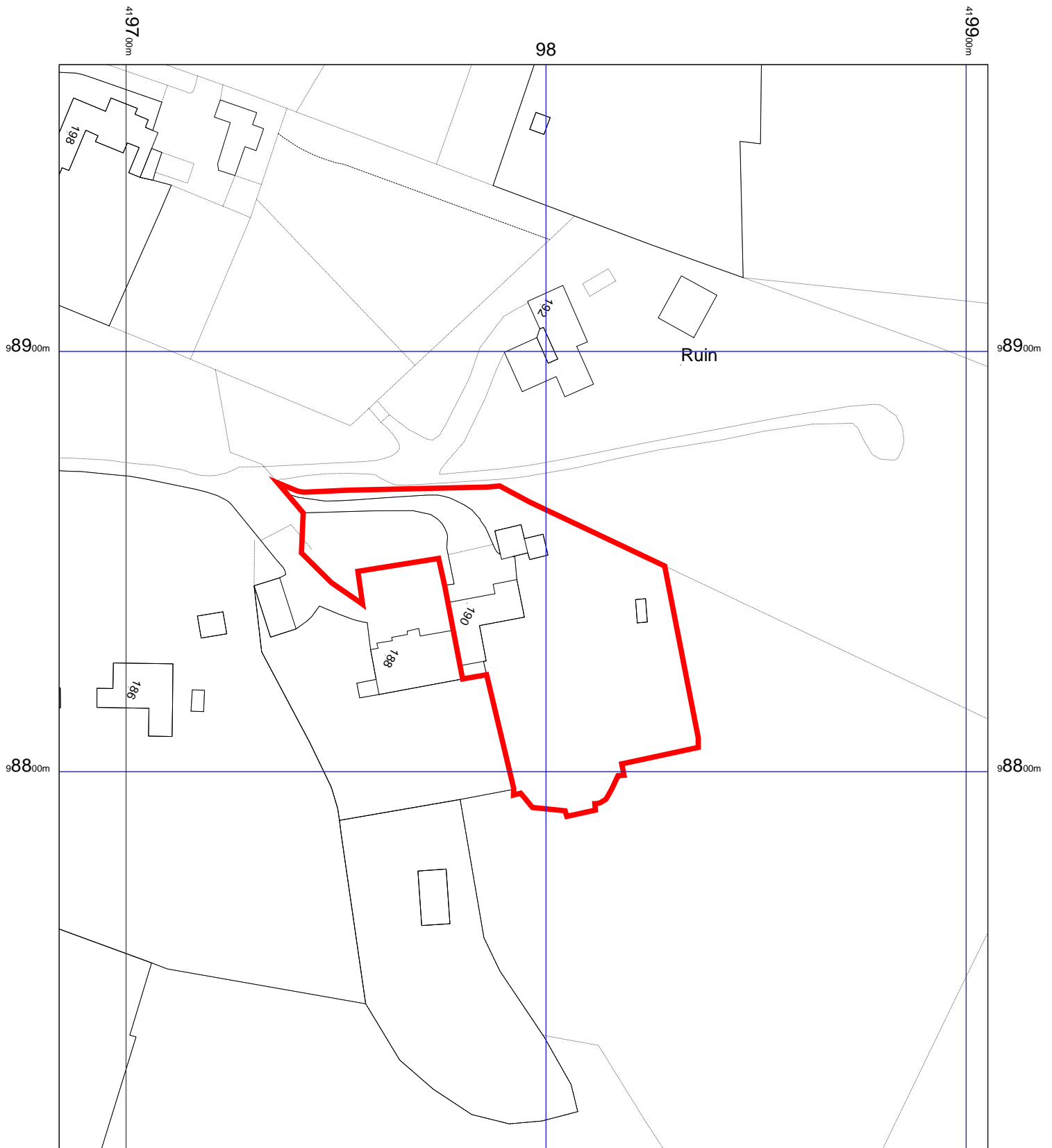
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 The outbuilding 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).

- 5 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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