

Application No: 21/00689/FULL Full Application

Site: 37 Peterscroft Avenue, Ashurst, Southampton, SO40 7AB

Proposal: Attached outbuilding and car port; demolition of existing carport and garage

Applicant: Mr & Mrs Haynes

Case Officer: Emma Shaw

Parish: ASHURST AND COLBURY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP17 Local distinctiveness
DP18 Design principles
DP36 Extensions to dwellings
DP37 Outbuildings
DP12 Flood risk

4. SUPPLEMENTARY PLANNING GUIDANCE

Ashurst and Colbury Village Design Statement
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

Ashurst and Colbury Parish Council: Recommend refusal.

Comment:

- out of character with surrounding properties
- cause overlooking
- height of extension would cause loss of light to neighbouring property

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One representation received, objecting to the proposed development for reasons relating to flood risk, impact upon neighbour amenity, and overdevelopment of the application site.

10. RELEVANT HISTORY

- 10.1 Single and two-storey rear extension; loft conversion (09/93863) granted on 5 May 2009.

11. ASSESSMENT

- 11.1 The application site lies within the defined New Forest Village of Ashurst, and comprises a large detached dwelling set within a linear plot. Neighbouring properties are bounded by a combination of close-boarded fences and hedgerows and there are similarly designed and scaled properties within the locality.
- 11.2 This application seeks consent for a single storey outbuilding, to be joined to the dwelling by a carport. The existing outbuilding and carport would be demolished. The relevant considerations relate to compliance with Policy DP37; the impact of the proposed development upon the dwelling, its curtilage and the local area; and the impact upon neighbour amenity.
- 11.3 The proposed carport and outbuilding would be sited to the west of the dwelling, set 6.8 metres back from the principal elevation of the dwelling. The outbuildings would be positioned immediately adjacent to the western boundary of the application site, as is the case with the current carport and garage outbuilding. The carport would measure 7.2 metres in length and the outbuilding would measure 7.3 metres in length, providing a total length of 14.5 metres. The carport and outbuilding would have a ridge height of 4.5 metres and eaves at a height of 2.2 metres. The outbuilding would have a width of 3.5 metres, with an overhang to the roof extending 0.8 metres into the application site from the east elevation of the outbuilding. The proposed carport and outbuilding would be sited in place of the existing carport and garage, which have a combined length of 13.2 metres, and measure between 2.7 and 3.2 metres in width. The existing carport has a height of 2.6 metres, and the existing garage a height of 1.9 metres.

- 11.4 The proposal has been amended since the initial submission in response to initial concerns regarding the height of the development and the impacts this would have upon neighbour amenity and the dwelling. The proposed first floor has been omitted, and the development would now be single storey. This has reduced the height of the proposal by 1.2 metres, ensuring that the development would appear suitably subservient and also reducing the impact upon neighbour amenity.
- 11.5 Policy DP37 of the Local Plan permits domestic outbuildings where they are proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing; are located within the residential curtilage; are required for incidental purposes; are not providing additional habitable accommodation; and do not reduce private amenity space around the dwelling to an unacceptable level.
- 11.6 The host dwelling of 37 Peterscroft Avenue is set back from the road in a long linear plot with close-boarded fencing and hedges at the boundaries; this is typical of the development along Peterscroft Avenue. The proposed outbuilding and carport would be set back from the principal elevation of the dwelling, and would occupy a footprint of 47.6 square metres, 8.5 square metres greater than the existing outbuildings. The proposed outbuilding would extend marginally beyond the existing line of development, by 1.3 metres. The development would not therefore encroach into the undeveloped part of the site, meaning that the private amenity space around the dwelling would be suitably retained. The proposed outbuilding and carport would be significantly narrower and lower than the dwelling, providing a suitably subservient appearance. The roof would be hipped at the principal elevation, which would reduce the bulk of the development at the shared boundary with No.35. The proposed replacement of the carport and outbuilding is considered to enhance the appearance of the application site, as the existing carport and outbuilding are unsympathetic in appearance.
- 11.7 The simple form of the carport would provide the development with the appearance of an outbuilding. The outbuilding would include modest windows upon all but the southwest elevation. Much of the development would not be visible from the streetscene. The design would be appropriate to the semi-rural surroundings of the area. The proposed carport and garage would occupy a small footprint of the spacious application site and would not compete in scale or detract from the appearance of the main dwelling. Whilst the development would occupy the width of the plot (as is the case with the existing development at the application site) many of the dwellings along Peterscroft Avenue have a similar layout and as such the development would not appear out of character with the surrounding area. Overall, the development would be proportionate and subservient to the dwelling it is to serve in terms of design, scale, size, height and

massing, as set out within Policy DP37. The development would not result in overdevelopment of the spacious application site, or lead to adverse impacts upon the streetscene or wider National Park. The development would therefore be compliant with Policies DP2, SP17 and DP18.

- 11.8 The outbuilding would be used as a home office with a storage area; these uses would be incidental to the main dwelling, and would not provide additional habitable accommodation. This would be secured by an appropriate condition.
- 11.9 The proposed development would extend 1.3 metres further into the plot than the existing garage outbuilding. The proposed development would retain the existing distance between the outbuildings and the shared boundary. The ridge height of 4.5 metres is an increase upon the existing outbuildings at the site, however the carport and outbuilding have been amended in design to reduce the impact upon the neighbouring dwelling; the height at the shared boundary would be 2.2 metres, rising to the full height of the ridge at 4.5 metres, which would be set 2.5 metres away from the shared boundary with the neighbouring dwelling to the west. The application site is located to the northeast of the neighbouring dwelling, and would not therefore result in unacceptable adverse shading impacts. There would be no overlooking as a result of the proposed development. Due to the roof design of the proposed outbuilding, it is not considered that the development would lead to visual intrusion or an undue sense of enclosure. Therefore the proposal would not lead to unacceptable adverse impacts upon neighbour amenity.
- 11.10 The application site is located within Environment Agency Flood Zone 3; standing advice for flooding therefore applies in this case. A flood risk assessment has been provided, and a suitable condition has been attached to ensure that the development would be carried out in accordance with the submitted document. The proposal would therefore be in accordance with Policy DP12.
- 11.11 One representation was received from the occupant of the neighbouring dwelling to the west on the initial plans submitted with the application, objecting to the proposed development for reasons relating to overdevelopment of the application site, impact upon neighbour amenity, and flooding. The Parish Council recommended refusal for reasons relating to overlooking, loss of light, and the impact upon the character of the area. Following re-consultation, a further representation was received objecting to the development on the same grounds. As outlined within paragraph 11.6 of this report, the proposed development would extend only marginally beyond the existing footprint of the carport and outbuildings at the site, and would not encroach upon the undeveloped areas of the plot. With regard to the potential for impact upon neighbour amenity, the proposal has been significantly amended since the initial submission, reducing the

height of the proposed carport and outbuilding and amending the design to ensure minimal visual intrusion at the shared boundary. Unacceptable shading impacts would not result from the development due to the siting of the proposed development in relation to the neighbouring dwelling. With regard to the potential for increased flood risk, the development would result in 8.5 metres of additional hardstanding. The applicant states that the development would make use of the existing surface water drainage systems, and the development would incorporate threshold drainage and doors would be raised above the external finished ground level.

- 11.12 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.

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 building 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.

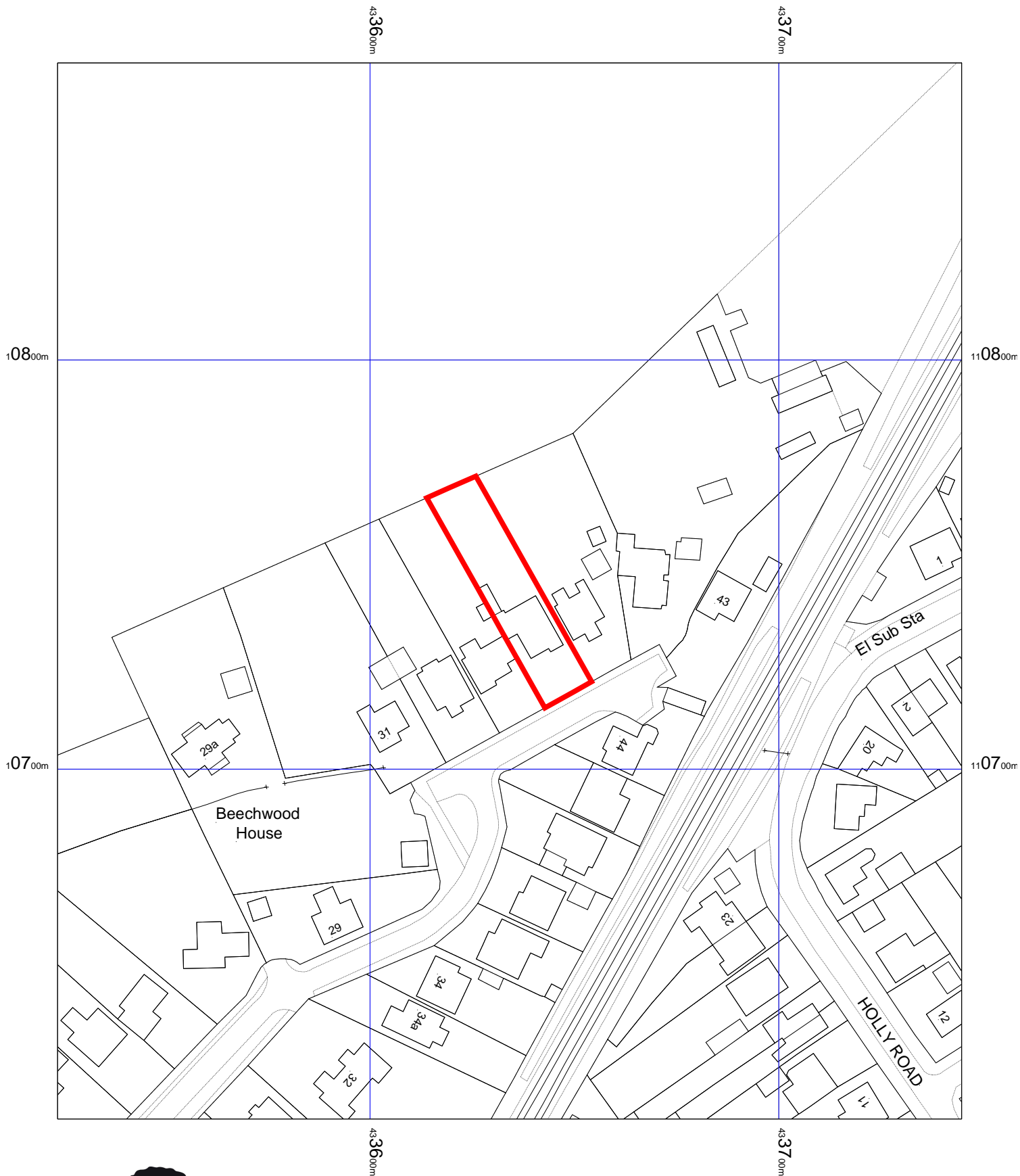
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 Development shall only be carried out in accordance with Drwg Nos: PR01 Rev C, PR02 Rev C and SO1 Rev C. No alterations 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).

- 5 The development shall be carried out in accordance with the approved Flood Risk Assessment Form.

Following implementation, the measures shall be retained and maintained throughout the lifetime of the development.

Reason: To minimise the effect of flooding on the occupants of the site, and the wider locality in accordance with policies DP2 and DP12 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 01/11/2021

Ref: 21/00689

Scale: 1:1250

© Crown copyright and database rights 2021 Ordnance Survey 100014703

