

Application No: 21/00142/FULL Full Application

Site: Greenbanks, Brook Hill, Bramshaw, Lyndhurst, SO43 7JB

Proposal: 2no. extensions; open porch

Applicant: Ms Presland

Case Officer: Claire Woolf

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

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

Sue Bennison – the application should be determined by the Planning Committee to assess impacts of glazing and light spillage.

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: Recommend permission for the reasons listed below but would accept the decision reached by the National Park Authority’s Officers under their delegated powers subject to resolution of the floor area not exceeding 30%, as per the officer’s briefing.

8. CONSULTEEES

8.1 Tree Officer: No objection

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 2 bungalows each with a double garage and construction of pedestrian/vehicular accesses (NFDC/78/11225) permission granted on 4 October 1978

11. ASSESSMENT

11.1 Greenbanks is a detached bungalow located in the Forest Central (North) Conservation Area with a track/road and SSSI bounding the front and rear of the curtilage. The dwelling is constructed of multi orange and red brick and tile hanging. An oriel window is located to the front of the property. The front garden slopes from the house to the access gate and garage and the rear garden has a gentle slope from the road. The rear boundary treatment from the road is hedge and vegetation.

11.2 Consent is sought for a front and rear extension measuring 1.8 metres from the existing front wall and 3.15 metres from the existing rear wall. The development would be constructed from matching brick work and tile hanging, plain tiles and new window frames. An open porch to the front elevation also forms part of the proposal.

11.3 The issues to assess are the size of the extension; whether the proposed development would appear appropriate to the existing dwelling and its curtilage; the extent of glazing, any impact on trees; and whether there would be any adverse impacts on neighbouring amenity.

11.4 The proposed extension would result in the maximum 30% increase in habitable floorspace permitted under Policy DP36. The rear extension would be floor to ceiling with no mezzanine, and cross-sections provided within the application demonstrate there is limited space and that the required 1.9 metres clearance for stairs to a first floor required by building regulations would not be possible. However, it is still considered reasonable to condition the application so that no further floorspace can be permitted. A condition is therefore recommended removing permitted development rights for Classes A, B, C and D of the dwelling.

- 11.6 In design terms, the proposed extension would follow the design of the existing property through the provision of hipped gables to both the front and rear of the dwelling. As the ridge height of both gables would be below that of the main ridge, it is considered that they would be suitably subservient to the main core of the existing dwelling. The porch at the front of the dwelling would be acceptable. From the road to the rear, the extension would be partly visible, but at an oblique angle, and would appear in keeping with this property and the neighbouring dwelling. The proposal would not result in overdevelopment of the plot in accordance with Policy SP17.
- 11.7 In terms of the proposed glazing on the rear elevation, there is a slight slope from the road to the rear garden, with an area of retaining wall. The gable glazing and roof lights have been reduced in size through negotiation and the receipt of amended plans. Due to the single storey nature of the extension and topographic differences, it is considered to be an acceptable level of glazing in accordance with Policy SP15 and SP17 and would not cause excessive light spillage.
- 11.8 There would be no impact on neighbouring amenity due to the location of the proposed development in relation to the location of neighbouring dwellings in accordance with Policy DP2.
- 11.9 The trees located to the front of the property are not considered would be a constraint to the proposed development in accordance with Policy SP6, and no objections have been raised by the Tree Officer.
- 11.10 Permission is therefore recommended subject to conditions, as the proposal is considered to accord with Policies DP2, SP6, SP15, SP17, DP18 and DP36 of the New Forest National Park 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; 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 nos: 20/0250/101B, 20/0250/102B, 20/0250/103A, 20/0250/104A, 20/0250/105A, 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 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, C or D 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 The roof space shall not be converted to form habitable space and no further windows or roof lights shall be inserted into the roof space (including the gable ends of the dwelling).

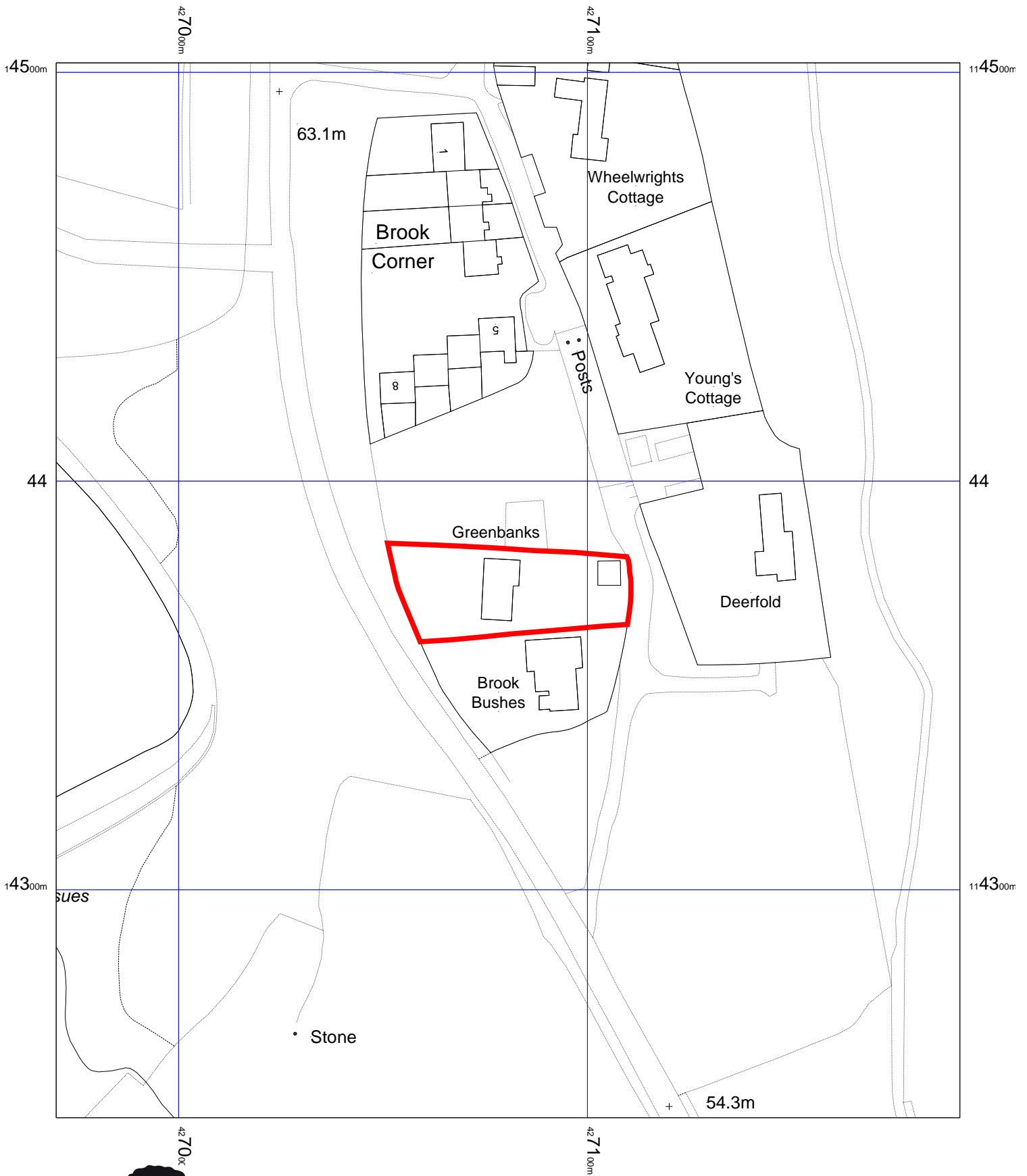
Reason: The creation of additional habitable accommodation / floor space would be contrary to Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 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).

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.
- 2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.
- 3 In considering this application it has been noted that protected trees are within close proximity of the proposed development. You are therefore advised to contact the Authority's Tree Team on 01590 646620 for further advice as legal proceedings can be pursued if unauthorised works to protected trees (including root damage) occur.



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