

**Application No: 21/00330/FULL Full Application**

**Site:** 8 Peterscroft Avenue, Ashurst, Southampton, SO40 7AB

**Proposal:** Replacement pitched roof, glazed frontage and timber cladding to existing outbuilding

**Applicant:** Mr & Mrs Longman

**Case Officer:** Liz Young

**Parish:** ASHURST AND COLBURY

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**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  
DP37 Outbuildings  
SP17 Local distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Ashurst and Colbury Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Ashurst and Colbury Parish Council: Recommend refusal:

- The proposed reduction in ridge height is small and the roof remains high
- There is too much glazing, the Parish Council are concerned about light pollution within the boundary of the National Park
- The proposed building is not subservient or incidental to the main

property (Policy DP12)

- The proposed building is overbearing and significant imposition remains on neighbouring properties
- The proposed application represents overdevelopment of the site

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 Two letters of support received from neighbouring properties:

- The existing garage is in need of improvements.
- Proposal would look better than existing.
- Would fit in with the surrounding area.
- No harmful impact towards neighbours as long as there would be no windows or doors facing adjoining property.

## **10. RELEVANT HISTORY**

- 10.1 Pitched roof, new glazed gable and cladding to existing outbuilding (21/00150) withdrawn on 29 March 2021
- 10.2 Pitched roof; new glazed gable and cladding to existing outbuilding (19/00290) refused on 16 July 2019
- 10.3 Pitched roof, new glazed gable and cladding to outbuilding (18/00626) refused on 26 September 2018
- 10.4 Extension to outbuilding (retrospective application) (11/96060) appeal against refusal allowed with conditions on 27 July 2011
- Rear two storey and first floor extensions; attached garage (08/93721) approved on 23 February 2009
- 10.3 Two-storey extensions; roof alterations to accommodate new first floor (08/93056) refused on 30 July 2008

## **11. ASSESSMENT**

- 11.1 This application relates to a detached outbuilding which lies to the rear of Number 8 Peterscroft Avenue, a detached two storey house located within an area of spacious, residential development towards the edge of Ashurst and close to the open forest. The building was originally built as a garage, although the main garaging to the house now lies within an integral garage to the side of the property. The application building comprises facing brick work with a corrugated roof and a very low roofline.

11.2 Consent is now sought to carry out alterations to the existing outbuilding which lies in the rear garden of the property. The proposed changes would comprise an increase in ridge height to form a gable, the introduction of glazed doors to the front elevation and cladding. The proposed cladding would be black. Although the exact nature of the material has not been specified on the application form, the applicant has since confirmed verbally that the cladding would be natural timber.

11.3 In terms of background, this application has been submitted in order to address the concerns which led to the refusal of the previous application to enlarge the outbuilding. The previous application was refused for the following reason:

*The combined massing of the proposed roof alterations, conspicuous glazed frontage, together with the adjacent previously enlarged outbuilding, would appear as a prominent, incongruous development upsetting the openness of the site particularly when viewed from neighbouring properties. Visually, both of these outbuildings would combine to compete with the host property (already subject to a significant degree of enlargement) and other buildings in the immediate locality amounting to a harmful overdevelopment of the site. The proposed new roofline and prominent glazing would result in a building which would not appear as an incidental outbuilding, but as a significant building in its own right, resulting in a significant degree of visual intrusion when viewed from neighbouring properties. The proposal would therefore conflict with Policies DP1, DP12 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the New Forest Design Guide Supplementary Planning Document 2011 which seeks to ensure that outbuildings are subservient to the dwelling in scale and appearance.*

11.4 For the purposes of this application, the key issues to assess relate to the extent to which the amended proposal overcomes previous concerns in relation to the scale and domestic character of the building along with any potential implications for the amenities of neighbouring residents.

11.5 In the case of the refused scheme, the overall roof height was proposed to be increased from 2.5 metres to 4.5 metres. Full height glazed windows were proposed to the front (north) elevation in place of the existing garage doors, along with feature windows filling the apex of the gable above. The plans now propose a ridge height of just under 4 metres in height (this change having been suggested at the time of the previously withdrawn scheme).

11.6 This further reduction in overall height, combined with the scaled down fenestration and reduced eaves, is considered sufficient to ensure the proposal would now meet the objectives set out under

Policy DP37 in relation to the need to ensure outbuildings would be subservient and proportionate to the main house. With regards to concerns raised in relation to facing materials, the nature of the proposed cladding materials would ensure the proposals would achieve a more rural character. In terms of the potential future use of the building, the proposal would not result in a net increase in overall building footprint from the existing and also the building is not currently subject to any restrictions which would prevent the addition of windows or conversion to habitable accommodation. Notwithstanding this, it would be reasonable (in light of the proposal to now add glazing to the building) to add a condition to any consent to ensure its use would remain incidental to the enjoyment of the main house.

- 11.7 Whilst the concerns raised by the Parish Council in relation to the impact upon the occupants of Number 6 are noted, it is considered that the overall reduction in the proposed ridge height, along with the absence of any windows to the west elevation, would ensure the proposal would not give rise to an unacceptably harmful impact through visual intrusion, overlooking or loss of light. The low eaves line and the orientation of the roofslope would also mitigate any potentially harmful impact, and because the proposal does not lie directly south of the neighbour's rear garden it would not give rise to a harmful loss of light. The main dwelling at the application site currently has a significantly greater impact upon views from within the neighbouring property on account of its significant scale and proximity to the boundary. Furthermore, a building of the same height, but with a larger footprint could be erected set slightly back from the site boundary under permitted development. There is a distance of approximately 14 metres between the proposed development and the rear wall of Number 6 and in the context of the site in a residential area, it is considered that the proposal, in its amended form is therefore considered to meet the requirements of Policy DP2 of the New Forest National Park Local Plan. It is therefore recommended that planning permission should be granted.

## **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 No windows other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.

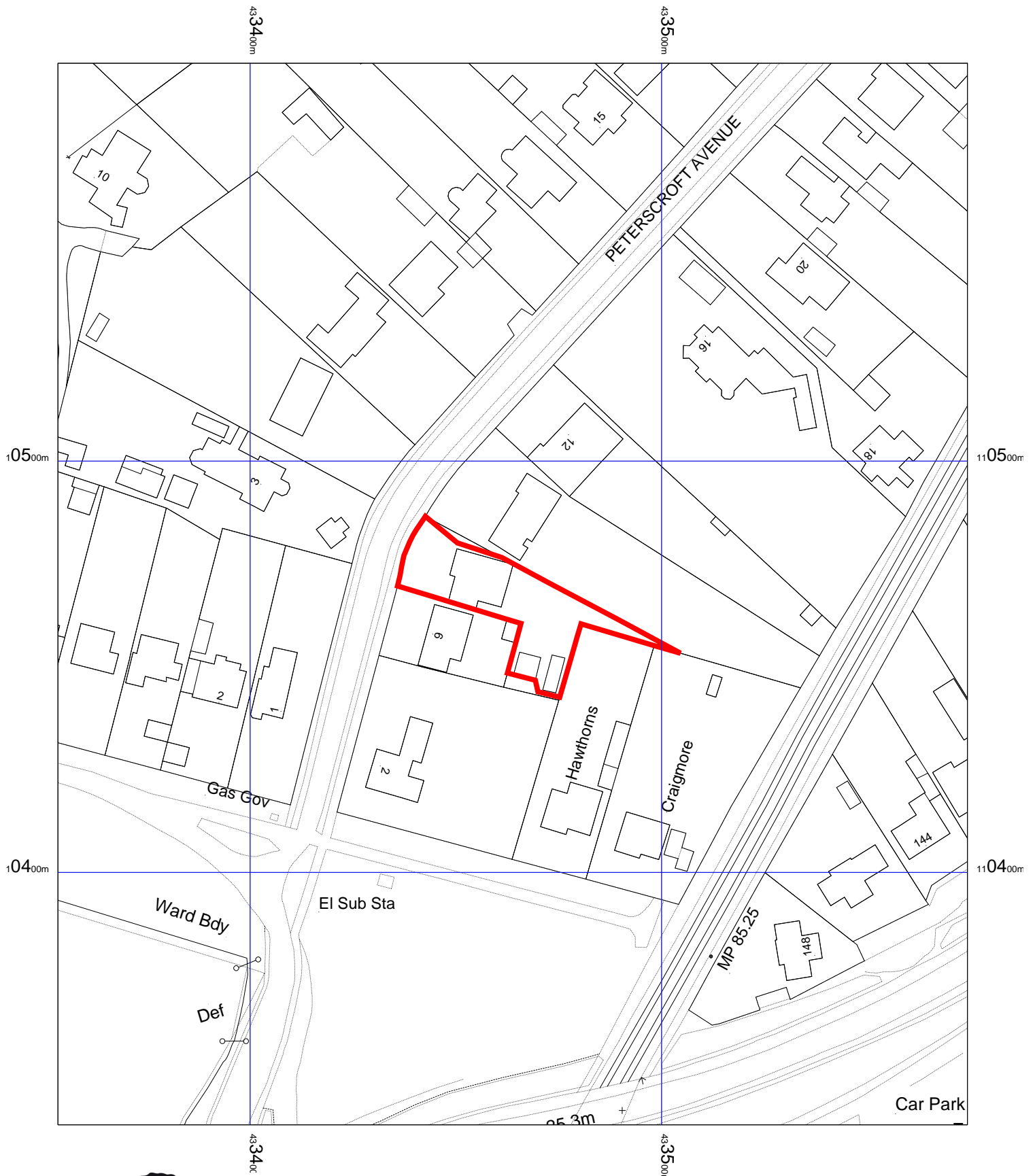
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 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).

- 5 Development shall only be carried out in accordance with Drawings P018-036-02-02-001C, P018-036-02-03-001 REV A, P018-036-02-03-002 REV A, P018-036-02-05-001C and P018-036-02-05-003. 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).



NEW FOREST  
NATIONAL PARK

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