

Application No: 22/00665 Full Application

Site: 22 New Road, Ashurst, Southampton SO40 7BS

Proposal: Carport; creation of new access from Cecil Avenue; 1.8m fence

Applicant: Mr Kolaczowski

Case Officer: Claire Woolf

Parish: ASHURST AND COLBURY

1. REASON FOR COMMITTEE CONSIDERATION

Not applicable

2. POLICIES

Development Plan Designations

Defined Village

NPPF

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

Principal Development Plan Policies

SP17 Local distinctiveness

DP2 General development principles

DP18 Design principles

Supplementary Planning Documents

Ashurst and Colbury Village Design Statement

Design Guide SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Ashurst and Colbury Parish Council: Recommend refusal for the reasons listed below:

- There would be an adverse impact on the amenity and appearance of the road
- There are concerns about setting a precedent of rear access along Cecil Avenue
- It is already a narrow road with poor visibility
- The gates opening out onto the highway causing an obstruction
- The property already has adequate parking at the front of the property and extra access at the back was not justified.

5. CONSULTEEES

Highways Authority: No objection subject to condition.

6. REPRESENTATIONS

Six representations of objection and one of comment, summarised as follows:

- Tight road, parking required for houses along Cecil Avenue.
- Too narrow, enough room required for emergency vehicles.
- Not in character with the road / views.
- Existing large driveway with garage.
- Precedent.
- Eight properties in Cecil Avenue with at least 20 vehicles registered to these addresses

7. RELEVANT HISTORY

Alterations and extension to dining room and bedroom over, erection and re-siting of existing, conservatory and construction of a car port, (NFDC/79/15146) granted on 19 December 1979.

8. ASSESSMENT

Application Site

- 8.1 22 New Road is a detached, two storey dwelling located on the east side of New Road. The property has a dropped kerb and hardstanding which facilitates the parking of two cars comfortably. The rear garden measures circa 21 metres in length and adjoins Cecil Avenue, a cul-de-sac with residential properties on one side. The rear garden is laid to lawn. The existing boundary treatment between the rear garden of number 22 and Cecil Avenue is a concrete brick wall. The other boundary treatments along this road consist of 1.8 metre close boarded fences and brick wall. The property has an existing single garage to the rear and side of the property which is accessed along a narrow access from the main drive area. The access is too narrow for a modern vehicle to be stored undercover.

Proposed Development

- 8.2 Permission is sought for a carport with timber clad walls over a timber framed structure with a corrugated metal roof. The building would measure 2.7 metres to eaves at the highest point, 6 metres in length and 3 metres in width. A new 1.8-metre-high close boarded fence would be located alongside the proposed car port and set back 2 metres from the boundary with Cecil Road. The applicant advises it would be for a secondary vehicle used for weekends and holidays. Amended plans were received reducing the height of the proposed outbuilding and relocating the building for highway reasons.
- 8.3 The key issues to assess are compliance with Policy DP37, the street scene, neighbour amenity and highways. There are no mature amenity trees that would be affected by the proposal.

Consideration

- 8.4 The proposed outbuilding would be located within the established residential curtilage of 22 New Road and would not reduce private amenity space, or parking provision to an unacceptable level. The car port would have a mono pitched roof of 2.7 metre eaves at the front and 2.47 metres to the rear. It would be 6 metres in length and 3.5 metres in width. It would therefore have a simple construction and appearance, clearly subservient, incidental and proportionate to the host dwelling in terms of its design, scale, size, height and massing. The materials proposed would be appropriate. The outbuilding would be used for a non-habitable and incidental purpose, which should be subject to a condition. The outbuilding is therefore considered to accord with Policy DP37: Outbuildings.
- 8.5 Cecil Avenue is an unclassified road within the defined New Forest village of Ashurst. It has a low speed and is relatively narrow at 4 metres with a gentle camber. The Highway Authority were consulted and have no objection subject to a condition restricting the new carport and access to car use only. Clarification was sought from the Highway Authority on the reasoning behind the proposed condition. The condition was put forward as visibility is already below the standard the Highway Authority would require, but due to the location they accepted the proposal in this instance, as vehicle speeds would essentially be lower than the posted speed limit of the road. It was felt that if this access was to be used for any other purpose (such as a caravan or boat) it would be near impossible and tight for manoeuvring within the space of the existing carriageway. The proposed condition has been reviewed, however, it is not considered to be reasonable or enforceable for this condition to be imposed. The applicant advises that the vehicle in question would be for a van, larger than a car, but have calculated that manoeuvring the vehicle within the space available would be possible.

- 8.6 The proposed outbuilding would be located adjacent to the fence line between 24 and 22 New Road. The neighbouring property, number 24 has an existing outbuilding, which has a flat roof. In this location, the proposed outbuilding is not considered to result in an unacceptable adverse impact upon neighbouring amenity in terms of overlooking, overshadowing or visual intrusion on adjoining neighbours and is therefore considered to be in accordance with Policy DP2.
- 8.7 The Parish Council and several neighbours have objected to the proposal on the grounds of the potential for it to set a precedent on this road. The addition of a new access in this location could be permitted development via Class A of Part 2 Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015) as amended. Likewise, an outbuilding of similar proportions could be built via Class E of Part 1 of the same Order. It is therefore not considered that the access, outbuilding and fence would result in an objectionable level of harm to the character and appearance of the area, beyond what could be completed, the nearby development, including outbuildings in the rear garden, existing close boarded fences and simply constructed carport opposite.

Conclusion

- 8.8 Permission is therefore recommended subject to conditions.

9. 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: 100 Rev C, 101, 105 Rev A, 106 Rev B. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

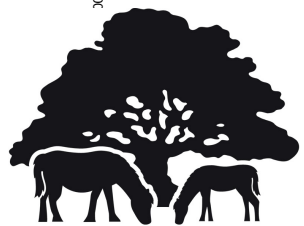
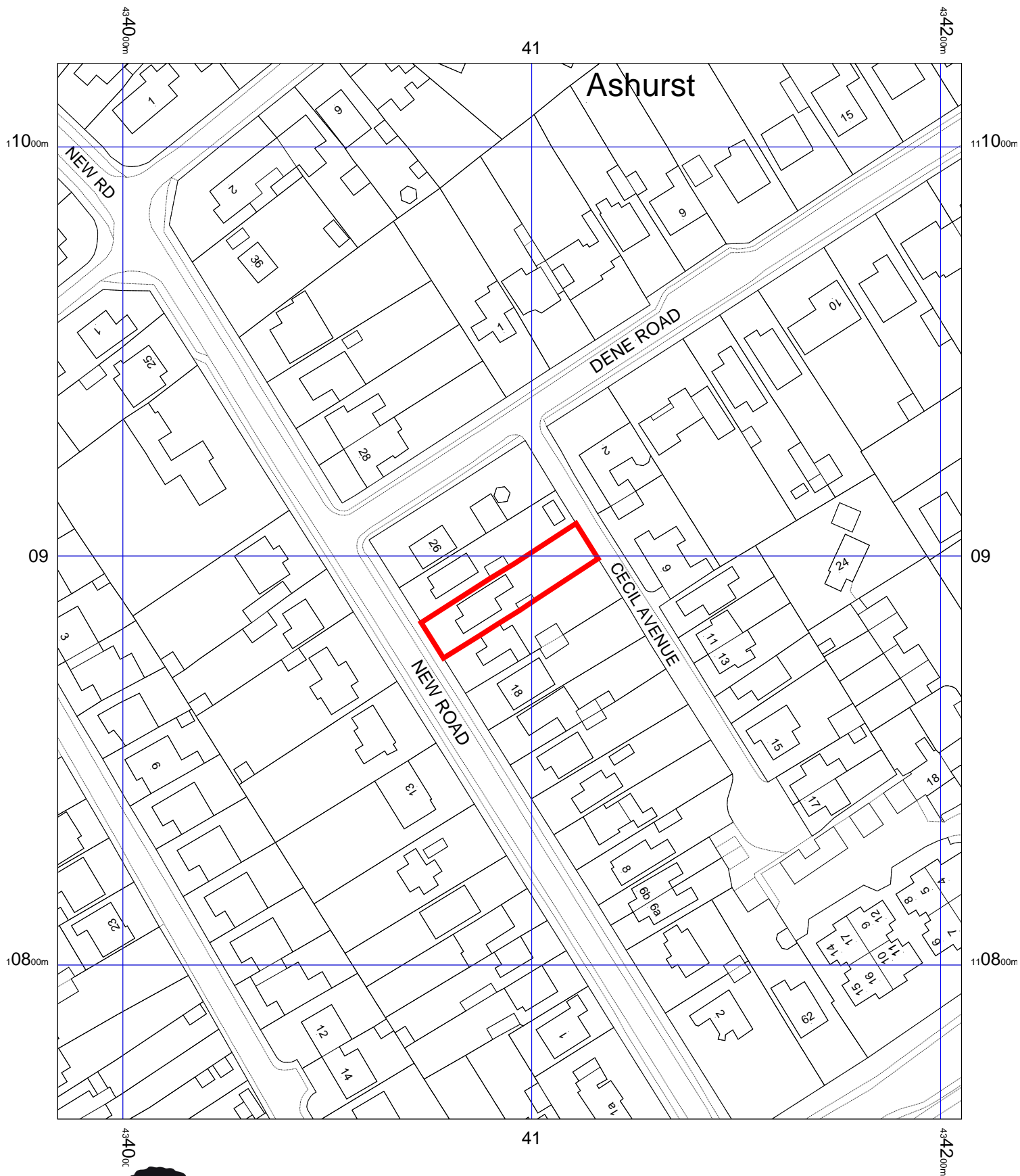
Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

3. 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. The external facing materials to be used in the development shall match those specified on the application form, 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).



NEW FOREST
NATIONAL PARK

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