

Application No: 22/00116/FULL Full Application

Site: 33 Ashdene Road, Ashurst, Southampton, SO40 7DR

Proposal: Single and two storey rear extension; roof alterations to facilitate habitable floorspace including dormer and 6no rooflights; open porch; chimney; demolition of existing chimney (AMENDED PLANS)

Applicant: Mr & Mrs Strugacz

Case Officer: Liz Marsden

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
DP18 Design principles
DP34 Residential character of the Defined Villages
DP36 Extensions to dwellings
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Ashurst and Colbury Village Design Statement

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: Initial proposal: Recommend refusal.
Councillors felt that this application went against Policies DP2, SP17 and

DP36. The finished building would be overbearing, the ridge height was too high, and the building would look too bulky and out of character with the other houses in the road.

Amended proposal: Recommend refusal. Councillors felt that despite the amended plans, the building was still overbearing and bulky, overlooking the neighbouring property and was out of keeping with the neighbouring properties and over-development in this area. Not enough had changed from the original plans for Councillors to recommend permission.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 Nine letters of objection from four households on grounds of:

- Proposed extension is not subservient to the existing dwelling and overbearing impact to the rear of the property.
- Overlooking and loss of privacy to neighbours to rear and side.
- Too much glazing which will result in light pollution.
- Exacerbate the existing surface water flooding problems due to the extent of the increase in hard surfacing.
- Not in keeping with the neighbouring properties or the area as a whole.
- Contrary to New Forest National Park Design Guide.
- Loss of light to the kitchen and bathroom of adjacent property to north.
- Extension will be too close to the garage of the neighbour to the north.
- Dormer will be unsightly.

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The application site is located within the defined New Forest village of Ashurst in an area characterised by single storey dwellings, a number of which have been previously extended by providing accommodation in the roof space.

11.2 The proposal seeks to extend to the rear of the property and increase the height and alter the profile of the roof to enable the provision of two bedrooms and a bathroom at first floor level. Amended plans have been received during the application process to address some of the concerns that have been raised and include reductions in the length of the two storey element of the dwelling, the height of the ridge and the length of the side dormer. The key issues are:

- The implications for Policy DP36. The existing property is a 'small dwelling';
 - The design of the proposals and whether they are appropriate to the dwelling and its curtilage;
 - The impact on the street scene and character and appearance of the surrounding area; and
 - Any impact on neighbour amenity.
- 11.3 The existing property is a small dwelling and therefore subject to the restrictions of Policy DP36, which limit the habitable floor area to a maximum of 100 square metres. The revised plans show that the floor area, including any parts of the roof space with a height of 1.5m or over, to be just under 100 square metres and therefore within policy limitations.
- 11.4 It is however recognised that, even if an extension is compliant with policy size limitations, other impacts should be considered, such as the impact on the character and appearance of the surrounding area and neighbour amenity.
- 11.5 In terms of the impact on the existing dwelling and its curtilage, the proposed extension would be an 'L' shape, with a maximum length of 3.5m from the rear of the existing dwelling, with the two storey element being 1.9m in length, across the width of the property and a smaller single storey projection along the northern side. The increase in the footprint of the dwelling would therefore be relatively modest and, given the size of the garden, which would retain a minimum length of 13.5m, is not considered to result in the overdevelopment of the site.
- 11.6 The primary alterations would be alterations to the roof form and an increase in the height of the roof. From views from the road, these alterations would be relatively minor, with a reduction in the ridge length and an increase in the overall height of the building (measured at the centre point of the front elevation) from 5.6m to 6.1m, an increase of 0.5m. This has been reduced from the originally proposed plans, which had a total height of around 7m to the ridge and has been achieved by introducing a small flat roofed section, which would not be apparent from ground level. In addition, there is a small 'blind' dormer on the side elevation, similar in size and shape to those on other properties in the vicinity of the site. There would be no alteration to the eaves height of the front and side elevations and from the front the dwelling would retain its bungalow character.
- 11.7 The more significant alterations would result from the increase in the height and the depth of the roof and the truncated hip on the rear elevation. Whilst it is recognised that the rear extension would not be subservient to the original dwelling, neither would it be unduly disproportionate in terms of its overall scale. Views of the rear elevation would be restricted to the rear of the site and it

is not considered that the proposal would have so great an impact on the character and appearance of the dwelling as to justify a refusal on this basis.

- 11.8 Whilst the surrounding area is characterised by predominantly single storey dwellings, there is a considerable variety in their design and roof form, including 'pyramid' shaped roofs, ridges running across the width and others running front to rear. A number have also been altered by the insertion of dormers. The alterations to the application property would retain the appearance of a bungalow, particularly on the frontage and the change to the depth of the roof, whilst visible in limited views between properties would not be out of keeping or detrimental to the character and appearance of the area.
- 11.9 It has also been suggested that the level of glazing in the proposed rear elevation, together with the number of roof lights, would have an adverse impact on the surroundings through light pollution. Whilst the benefits of dark skies are recognised, in this location and context, the extent of glazing proposed is not considered to be excessive.
- 11.10 Concerns have been raised about the potential impact on the amenities of occupants through loss of light, outlook and privacy from overlooking as a result of the proposal.
- 11.11 With regard to potential loss of outlook or light through shading, the primary impact would be on the neighbouring property to the north, No.31. This property has windows serving a bathroom and a kitchen in its side (south) elevation, with the bathroom window looking out on the existing northern elevation of the application site. Given the lower land level on which No.31 is sited (around 1.7m lower than the application site) the bathroom already looks out onto a higher wall than would usually be expected of a bungalow. The increase in the length of the wall and ridge line would not therefore have a material impact on the light or outlook of this room. There would be a greater impact on the kitchen window which currently looks south, beyond the existing rear elevation of No.33 and would consequently look onto the side of the proposed extension at a distance of 5.4m and above the 1.8m high close boarded fence which has recently been constructed along the boundary. Therefore, whilst the wall of the extension and the roof above would be visible from the kitchen window, they would not result in a significant loss of outlook, or be unduly overbearing, particularly as the roof slopes away from the boundary. It should perhaps be noted that permitted development rights have not been removed from the property and it would therefore be possible to erect a single storey extension, 4m in length, of the same height and relationship to the boundary, without the requirement for planning permission.

- 11.12 The applicant has provided diagrams to illustrate the impact of the proposal in terms of any increased shading, particularly to No.31. These show the existing and proposed situation at various times of the day and seasons of the year. These show that, despite the increase in the ridge height and length, there would be very little additional shading of the side elevation of that property.
- 11.13 In terms of overlooking, objection has been raised by the occupants of No.31 to the north and Nos.3 and 5 Wingrove Road to the rear (east). With regard to No.31, the rear extension will be in line with the kitchen window and even a very oblique angle of sight would not afford any views into the kitchen. There would be some views of the rear garden of that property, at the furthest point from the house, though these areas are considered to be less sensitive in terms of amenity value than that immediately to the rear of the dwelling. A similar relationship would apply to views of the property to the south, No.35 and it is not considered that the proposal would result in so adverse an impact on the privacy of the occupants of these dwellings so as to justify a refusal on this basis. The nearest distance between the proposed two-storey part of the extension and Nos 3 and 5 Wingrove Road is 38m and 31m respectively. Notwithstanding confirmation from the applicant that it is proposed to keep the tree screening along the boundary, it is considered that these distances, which are well in excess of the 21m that is generally recognised as being acceptable, is sufficient to ensure no undue loss of privacy, even if the trees were to be removed.
- 11.14 Many of the comments have raised concerns over problems with the existing surface water drainage in the area, which it is considered would be exacerbated by the increase in hard standing created by the extension. The applicant has already carried out some works to improve the drainage of the site, by installing a land drainage system, filled with aggregate and perforated pipes, along the northern boundary. This will link to a proposed soakaway which would be constructed at the lower land level in the front garden.
- 11.15 The proposed extensions and alterations would not exceed policy restrictions and would not have an unduly significant or adverse impact on the character and appearance of the dwelling or the surrounding area and is considered acceptable in terms of its impact on neighbour amenity. The proposal is therefore in accordance with Policies DP2, SP17, DP18 and DP36 of the Local Plan.

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 numbers:

001_D - Location and block plan
002_D - Existing and proposed street scenes
102_D - Proposed elevations
103_D - Proposed floor and roof plans

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 Prior to the installation of any cladding, samples or exact details of the timber cladding shall be submitted to and approved in writing by the New Forest National Park Authority. Other facing and roofing materials shall be as stated on the application form and drawings hereby approved, unless otherwise agreed in writing with the 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).
- 4 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 or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E 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 proportionate to the existing small dwelling and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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