

**Application No: 22/00137/FULL Full Application**

**Site:** Harbour View Cottage, Main Road, Dibden, Southampton, SO45 5TB

**Proposal:** Rear extension; partial conversion to facilitate additional first floor habitable accommodation; roof alterations and log store to existing garage

**Applicant:** Ms Terrill

**Case Officer:** Liz Marsden

**Parish:** HYTHE AND DIBDEN

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
DP37 Outbuildings  
SP17 Local distinctiveness  
SP6 The natural environment

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Hythe and Dibden Parish Council: Recommend Permission

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 Conservatory and first floor extension (97/61832) granted on 14 August 1997

10.2 Addition of a bedroom with balcony over (88/39397) granted on 07 October 1988

10.3 Extension to form studio and erect double garage (87/36632) granted on 02 February 1988

10.4 Addition of a porch (84/28084) granted on 21 December 1984

## **11. ASSESSMENT**

11.1 Harbour View is a detached house with white rendered walls and a brown tiled roof. It is set towards the rear boundary of a good sized garden, which has a long road frontage but is relatively shallow in depth, so that the majority of the amenity space is located to the front and sides of the dwelling. The existing garage is located towards the north west corner of the site, forward of the house and the white painted brick and roof tiles reflect the materials of the dwelling. The site has mature trees and hedges along the road frontage and the north west and south eastern boundaries, though the south western boundary, separating the site from Dibden Golf Course, is more open. The surrounding area is predominantly rural in character and appearance.

11.2 The application seeks permission to extend the garage by 3m in length and alter the form and height of the roof to enable a home office in the roof space. This would alter the existing fully hipped roof with a short ridge line (4.3m high to the apex), to a full length roof pitched on both sides, the overall height of which (5m to the ridge) has been minimised by the use of a 1.5m flat section along the length of the roof. Two large flat roofed dormers, extending from the top of the building, are located in the front (north) elevation, facing the road, with 4 rooflights inserted into the rear elevation. A section of the roof would extend further down on the rear elevation to create a log store. The ground floor of the building would contain a home gym and shower room, utilising around two thirds of the floor area, with the remaining third at the front retaining the garage door and being used as store. The total internal floor area of the building would be increased from 30 sq.m

to around 70 sq.m.

The key considerations are:

- Whether the proposed building would fall within the criteria of Policy DP37 relating to outbuildings, and if it is appropriate to the dwelling and its curtilage;
- The impact on the character and appearance of the surrounding area;
- The impact on neighbour amenity; and
- The impact on trees.

11.3 The principle consideration in this case is whether the size, scale and design of the resultant outbuilding is proportionate and subservient to the existing dwelling. In this case, the existing dwelling is a four-bedroom property, with an element of the first floor accommodation located within the roof, resulting in an overall roof height of around 6.3m. This is not significantly higher than the proposed outbuilding, which has only been reduced to 5m by the contrived design and use of a flat roofed section. The introduction of the large flat roofed dormers at the same height as the roof will serve to emphasize the flat roof of the building and further increase the bulk of the structure. Given the design, height, bulk and position of the building to the front of the house, it is considered that the proposal would not be in keeping with, or sufficiently subservient to, the dwelling and would not therefore accord with adopted policies.

11.4 NPPF paragraph 134 advises that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. In January 2022 the Authority adopted a new Design Guide supplementary planning document (SPD), which includes on pages 26 and 27, a design code for the National Park. Whilst it does not comprise new policy, it is a material consideration in the determination of planning applications. The SPD (page 35) recognises that new outbuildings can be alien features in the landscape and should be low key in design and appearance, with low pitched roofs. The existing roof pitch of the garage building is in accordance with these design guidelines, but the proposal would result in a significant increase in pitch to enable the accommodation in the roof. Whilst the new roof pitch may reflect that of the dwelling, the substantial dormers and flat roofed section are out of keeping with the house and not characteristic of the development in the surrounding area.

11.5 In terms of the impact on the character and appearance of the surrounding area, it is recognised that the existing garage is substantially screened by the mature trees and hedgerow along the frontage of the site. However, the increase in the height of the

building, together with the bulkier and incongruous design of the roof, would increase the visibility of the building and its impact, particularly in views heading northwest along the road, where the proposal would be seen through the access to the site and above the lower frontage hedge. Section 15 of the National Planning Policy Framework (NPPF) confirms that great weight should be given to conserving the landscape and scenic beauty in National Parks, designations which enjoy the highest status of protection. It is also the statutory duty of all English National Parks to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park (being the first statutory purpose as set out in the Environment Act 1995). The NPPF also states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area (paragraph 130). Additionally, Policy SP17 importantly recognises the cumulative impact that individual proposals can have in terms of their harmful urbanising impact which can erode the special rural qualities of the New Forest National Park. It is considered that the current proposal, by reason of its design and increased visibility would be detrimental to the character and appearance of the surrounding area.

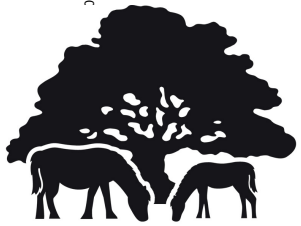
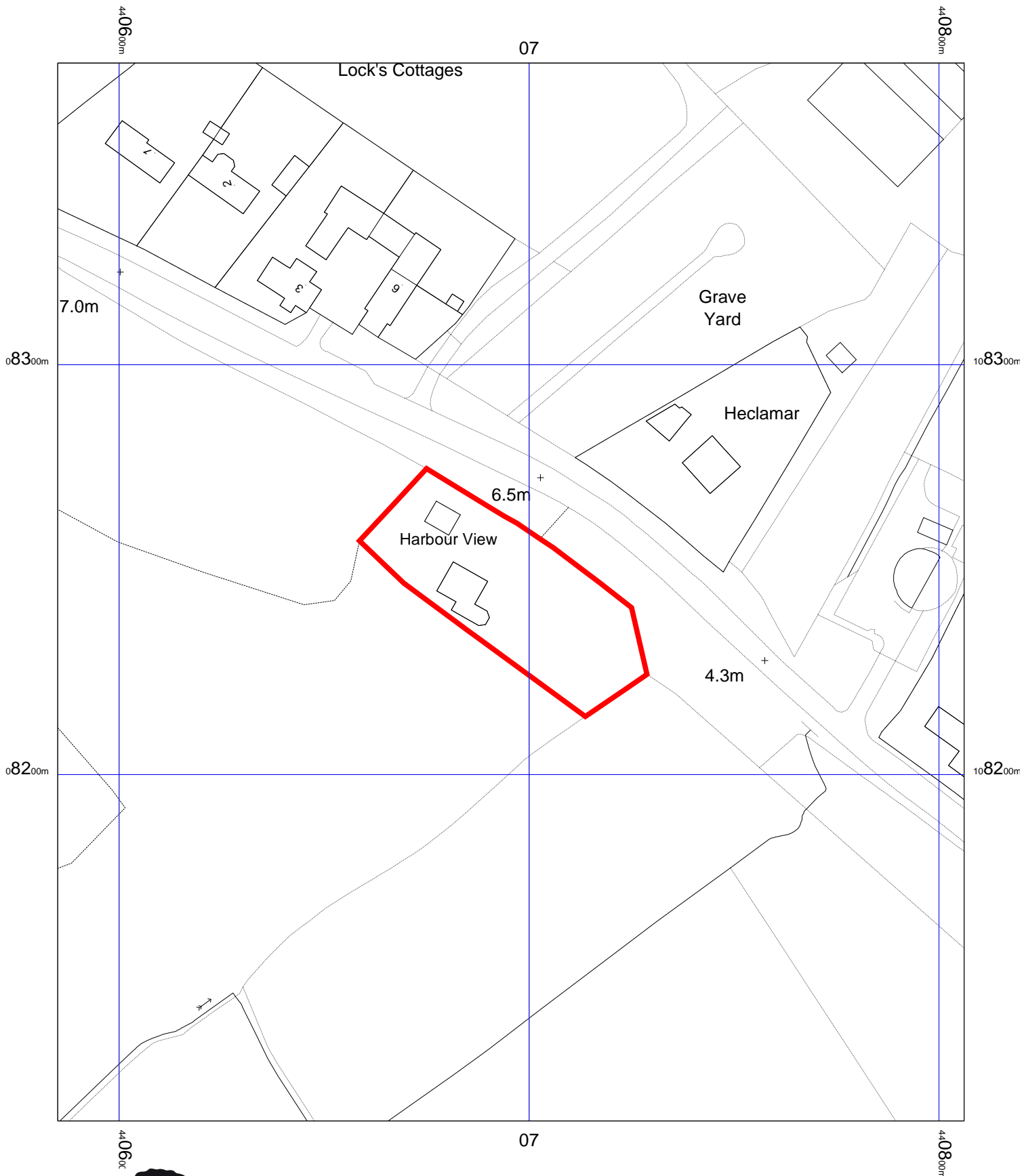
- 11.6 In terms of meeting the other requirements of Policy DP37 (outbuildings) it is recognised that the building is located within the residential curtilage and the proposed uses would be incidental to the use of the main dwelling. It is also acknowledged that, notwithstanding the loss of the garaging, there is sufficient room on the existing driveway to the frontage of the site to accommodate a level of parking appropriate to the property and that the proposal would not result in the undue loss of private amenity area. However, this does not outweigh the strong objection in terms of design set out above.
- 11.7 The site is at a sufficient distance from the nearest neighbouring properties to ensure that the proposal would have no adverse impact on the occupants of their amenities, through loss of light, outlook or privacy.
- 11.8 As noted, there are trees in the vicinity of the garage and the extension to the footprint of the building would be closer to those along the north western boundary. However, the groundworks would remain outside the canopy of the trees and it is not considered that the proposal would have an adverse impact on their well-being or long term retention.
- 11.9 The proposed development would result in a building of a size and design that would be disproportionate to and out of keeping with the dwelling and detrimental to the character and appearance of the surrounding area. As such it would be contrary to Policies DP2, SP17, DP37, DP18, the Design Guide SPD and National Planning Policy Framework.

## 12. RECOMMENDATION

Refuse

### Reason(s)

- 1 The extension and alteration to the roof of the existing outbuilding, by reason of their size, height, massing and design would not be in keeping with or subservient to the main dwelling and fail to be appropriate or sympathetic to its setting within a rural landscape. The development would therefore be harmful to the local character and appearance of the area and contrary to the requirements of Policies DP2, DP18, DP37 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019) and sections 12 and 15 of the National Planning Policy Framework.



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 06/04/2022

**Ref: 22/00137**

**Scale: 1:1250**

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