

Application No: 23/01333FULL Full Application

Site: Haworth, Brook Lane, Woodgreen, Fordingbridge SP6 2BQ

Proposal: Replacement of existing roof to provide additional accommodation, associated external alterations

Applicant: Ian Bailiff

Case Officer: Lindsey Chamberlain

Parish: Woodgreen Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Development Plan Designations

Conservation Area

Principal Development Plan Policies

- SP15 Tranquillity
- SP16 The historic and built environment
- SP17 Local distinctiveness
- DP2 General development principles
- DP18 Design principles
- DP36 Extensions to dwellings

Supplementary Planning Documents

Design Guide SPD

NPPF

- Sec 12 - Achieving well-designed and beautiful places
- Sec 15 - Conserving and enhancing the natural environment
- Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received.

4. PARISH COUNCIL COMMENTS

Woodgreen Parish Council: Recommend refusal.

- Tranquillity, SP15: The current dwelling is low profile and the current fenestration on the first floor was only accessed via a ladder and thus does not form habitable accommodation, thus minimal light pollution. The proposed plans show six rooflights and two windows, a significant increase in the amount of glazing.
- The Historic and Built Environment, SP16: Any increase in height of the ridge line will have an adverse view on the vista over the Avon Valley. Allowing the building to become more prominent on the landscape, the property is not set back.
- Design Principles, DP18: The proposals are not in keeping with other dwellings around the common or wider area.
- Extensions to dwellings, DP36: Plans refer to an existing first floor, this was a loft space only accessible via a ladder, therefore not deemed habitable accommodation and should not be used in floor space calculations. Concerns that the plans exceed the permitted 30% increase in floor space.

5. CONSULTEES

Building Design and Conservation Officer:

- No objection to the principle of the alterations.
- Noting the prominent position of the property and thus the alterations need to be carefully considered to retain the character and appearance of the area.
- Proposed alterations to the roof are supported, including the increase in ridge height, equating to 20cm, not noticeably taller than the highest point of the existing roof.
- The initial proposed roof has a consistent ridge height and gable ends, creating a bulkier presence. Therefore, suggested to drop the ridge heights of the two projecting bays by 20cm, to retain some articulation in the roof.
- Suggested that the balcony element be reconsidered and traditional windows, following similar proportions to those on the ground floor, are used in the gable ends.

Ecologist:

- If the works are carried out in accordance with the recommendations of the ecology report, the conservation status of the populations of protected species is capable of being met.
- A condition to secure a CEMP prior to works commencing should be included.
- The SSSI condition should be imposed, and works are secured to be carried out in strict accordance with the prescriptions and plans within the ecology report.

6. REPRESENTATIONS

16 objections and one comment:

- Concerns over the refurbishment of the existing garage and additional outbuilding being constructed within the curtilage.
- Impact of the skylights on light pollution and adverse impact on the dark skies.
- Impact on the dark skies and that of the out of character balconies proposed.
- Concerns over the increase in roof height is not in
- Overlooking
- Existing plans indicate a habitable first floor room, facing the common, however this is not a habitable space as there is no staircase.
- The application property is prominent location on the edge of the common.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Application Site

- 8.1 Haworth is a bungalow property overlooking Woodgreen Common and lies within the Western Escarpment Conservation Area. Ramsar, SAC, SPA and SSSI are located adjacent to the property boundary on two sides, the northern and south eastern boundaries. Haworth is in a prominent position and is very visible. The property is detached and red brick in construction with concrete interlocking roof tiles.

Proposed Development

- 8.2 The proposal seeks to replace the existing concrete interlocking roof tiles with clay peg tiles. The proposal would increase the height of the two gable ends, overlooking Woodgreen Common, and also the pitched roof joining the two gables. The proposal has been amended, following comments from the Authority's Building Design and Conservation Officer. The two balconies have been removed and replaced with traditional windows to the two gable ends. Six sky lights are proposed to be added, to allow for the two bedrooms that would then be situated on the first floor. Thus, raising the ridge line by approximately 20cm and the gable ends increasing in height by 70cm to convert the loft space.

Consideration

- 8.3 In relation to the proposed design, after review by the Authority's Building Design and Conservation Officer it was noted that the French doors and glazed balconies on the projecting gables of the original scheme were not appropriate for the sensitive setting in Woodgreen, as such these were

removed in favour of traditional windows only, albeit the canopy above still remains. However, this would aid in providing a covering preventing further light spill above.

- 8.4 The overall ridge height of the property is greater than that of the existing, a comment that has been raised in a number of the objections with regards to the scheme. However, the overall ridge height is to increase from approximately 5.8 metres, to a maximum height of 6.0 metres. This increase is not noticeably taller than the highest point of the existing roof. The two gable ends are to increase by 0.7 metres, however, with the removal of the balconies and alterations to the roof to reduce the gable height, this alteration is deemed acceptable and is considered more sympathetic to the original building having a greater regard to the scale and character of the core element. Whilst the objections from the community consider the increase in the ridge height is out of keeping with the area, the overall increase to the ridge is less than 20 cm. Indeed, the gable ends see a greater increase in height by 70 cm, the removal of the balcony doors, and subsequent conditions applied seek to mitigate any concern regarding the proposal being out of character with the area, or that the covered space will be used as an elevated space to entertain overlooking the common.
- 8.5 In respect of the proposed extension and whether the increase in floor area would be within the scope of the 30% permitted in Local Plan Policy DP36, it was noted by a number of the objections and the Parish Council that there was no first floor within the existing property. Therefore, after consultations, this aspect of the existing plan was removed from the habitable floor area calculations. The proposal would result in 27% increase in the floor space of the existing dwelling, therefore the proposal is within the scope of Local Plan Policy DP36. Given this, it can be considered that the proposed development does adhere to Local Plan Policy DP36 as the additional floor area is within the parameters set out in the policy, and in addition, the revised scheme seeks to reflect the core element of the existing design and with the alterations, and conditions imposed, the proposal is sympathetic to the dwelling.
- 8.6 In respect of tranquillity, the proposal seeks to add six rooflights to the property and windows in the gable ends. However, mitigation of the impact on the dark skies will take place through means of the overhanging gable ends that protrude over the two traditional windows overlooking the common.
- 8.7 In relation to ecological impacts, the Preliminary Bat Roost Assessment concludes that the proposal would result in the destruction of a known roost and other features of high bat potential. As the proposal affects a recorded bat roost, the legal tests of the Habitats Regulations are engaged. In this regard, the proposal accords with the development plan, there is no viable alternative to the scheme proposed and the conservation status of the populations of protected species can be maintained - subject to conditioning the final design details and mitigation. There is no objection from the Authority's Ecologist subject to conditions securing ecological mitigation and

the securing of a Construction Environmental Management Plan (CEMP), given the proximity to ecological designations.

- 8.8 With regards to the impact on neighbouring amenity, there are a number of comments objecting to the proposal on the grounds of an outbuilding that is currently under construction within the curtilage of the property. This outbuilding is not the subject of this current application and this matter has been looked into by the Authority's Enforcement Team and it has been established that this outbuilding is compliant with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class E. Overall, the property is located in a prominent position on the Common at Woodgreen, and there is a mature, yet low hedge that separates this property from that of the open common. Given this, the property is very visible and therefore any alteration or development within this site is going to have a level of impact on the surrounds. The roof of the existing property is in poor condition therefore any works would be noticeable. The plot slopes downwards, thus the neighbouring property of Arnside is set down in comparison to the application site. There are no substantial trees or shrubbery alongside the boundary with the neighbouring property, only a close boarded fence, however, this boundary is approximately 25 metres from the north-western elevation of the property, therefore with regards to overlooking, this would be relatively limited given the distance. Overall, it is concluded that the development would alter the external facing aspects of the property and this in turn would have an impact, however, with the amendments made to the scheme, overall, these changes would not have an adverse impact on the Conservation Area. With regards to the direct neighbour, Arnside, given the distance to the property, it is considered that there would be limited adverse impact that will result from this development.

Conclusion

- 8.9 It is therefore recommended that permission be granted subject to conditions, as the proposal is in accordance with Policies DP2, DP18, SP15, SP16, SP17 and DP36 of the Local Plan 2016 - 2036 (Adopted 2019) and the NPPF.

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; 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 the following plans:
 - Proposed Floor Plans, DWG No.: 001 Rev B
 - Proposed Elevations, DWG No.: 002 – P Rev C
 - Existing and Proposed Street Scene, DWG No.: 006 – P Rev B
 - Block Plan, DWG No.: DR1
 - Location Plan, DWG No.: DR2

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 external facing materials to be used in the development shall be as stated on the application form and drawings hereby approved, 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).

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 otherwise approved by Classes A, B or C 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).

5. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

6. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

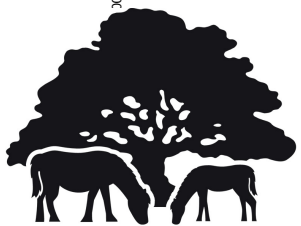
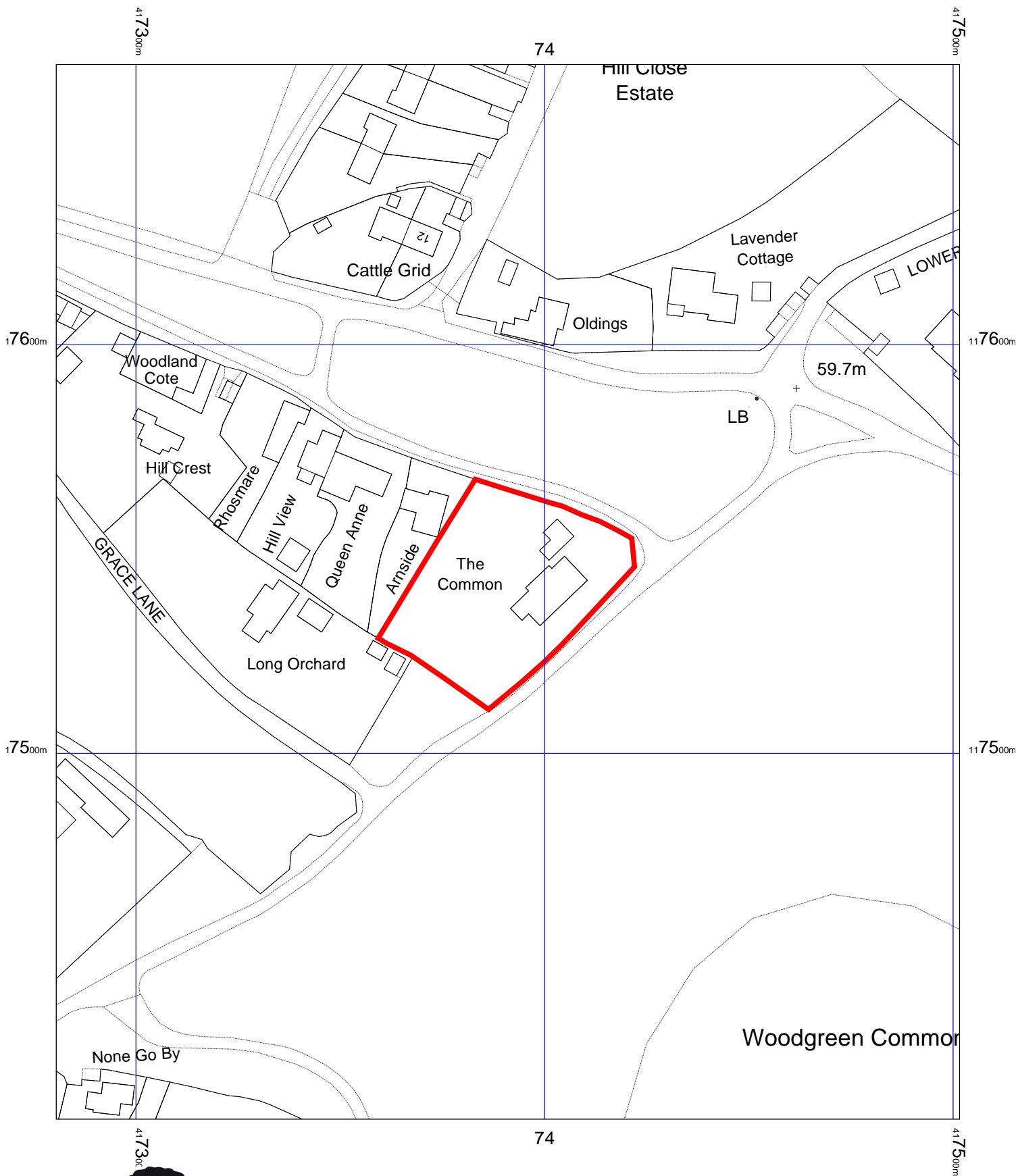
7. Prior to commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the New Forest National Park Authority.

Development shall take place in accordance with the approved CEMP.

Reason: To safeguard protected species and in accordance with Policies DP2, SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)

8. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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