

Application No: 24/00776FULL Full Application

Site: 1a Blackberry Mews, 1 Wood Road, Ashurst, Southampton
SO40 7BD

Proposal: Remodelling of Garage; addition of dormer

Applicant: M & N Hicken

Case Officer: Julie Blake

Parish: Ashurst and Colbury Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Defined New Forest Village Ashurst

Principal Development Plan Policies

DP2 General development principles

DP18 Design principles

DP37 Outbuildings

SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Ashurst and Colbury Parish Council: Support.

5. CONSULTTEES

None required.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

4No. new dwellings; demolition of existing building (16/00125) allowed on appeal on 23 January 2017

8. ASSESSMENT

Application Site

8.1 The dwelling is situated at the rear of Blackberry Mews on the corner of Lyndhurst Road and Wood Road. Access to the property and double garage is via a shared driveway and via private entrance gates to the site. The dwelling is set centrally within the site, its frontage faces the main Lyndhurst Road and is partially screened by mature vegetation, including four Oak trees, protected by a Tree Preservation Order. The dwelling is within the defined village of Ashurst.

Proposed Development

8.2 This application seeks planning permission for the addition of a large dormer that would fully extend across the front of the double garage. The dormer would comprise of two double glazed windows that would serve a new home office to be accessed by an internal staircase. Other roof alterations would replace the hipped gable ends with full gables with a small window on both sides of the garage.

Consideration

8.3 The key issues under consideration are the design of the proposals and the impact on the dwelling and its curtilage, the character and appearance of the surrounding area and any impacts on neighbouring amenity.

8.4 Paragraph 7.83 on the Local Plan 2016 – 2036 states, “*There remains considerable development pressure to provide for larger outbuildings. Concerns have been raised that proposals for outbuildings are:*

- (i) impacting on the character of the New Forest;*
- (ii) increasingly being used to circumvent restrictions on residential extensions and replacement dwellings;*

- (iii) *taking up important amenity space, including parking provision, within the curtilage of dwellings and this is resulting in parking being pushed beyond sites onto protected verges; and*
- (iv) *resulting in the overdevelopment of sites.*

Paragraph 7.84 continues, *“The Authority therefore continues to carefully control proposals for outbuildings through its Local Plan, while at the same time recognising the role of outbuildings in supporting home-working for example. It is important that the number, scale and design of any buildings within the curtilage of a dwelling should not detract from the character or appearance of the dwelling, the site and the surrounding area.”*

8.5 Paragraph 139 of Section 12 of the National Planning Policy Framework states 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. Conversely, significant weight should be given to:*

- a) development which reflects 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; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

8.6 The existing double garage is 5m in height with an eaves height of 2m and there are currently no windows to the garage. The addition of the dormer on the front (south eastern) elevation would not increase the height of the building, however, the flat roof of the dormers would only be 0.2m below the main ridge height and from its highest point would project by 2.8m. Whilst the front of the dormer would not extend so far as to be flush with the front of the outbuilding, it would nonetheless only be set back by around 0.2m. Two small high level uPVC windows would be added to both side elevations.

8.7 With regard to Policies DP18 and DP37 and the impact on the residential setting, the proposal is not appropriate or sympathetic and would not accord with these policies in terms of design, size and scale. The dormer would span 5.7m across the front of the double garage having the same width as the garage doors. The addition would result in a bulky, top-heavy appearance that fails to appear subservient in scale and appearance in relation to the dwelling. The dormer would be faced with composite timber cladding. As noted within the Design Guide, new garages can be extremely large and bulky therefore they should be subservient in design and appearance and built of traditional materials (paragraph 4.17). The proposed alterations would not accord with this guidance. The existing garage roof has a half-hipped appearance that helps to reduce its mass. The proposal would materially alter the size, scale and appearance of this outbuilding by introducing a flat roofed single ply membrane dormer with full gable ends and high-level

windows which would increase the bulk of the outbuilding resulting in an unacceptable and overly dominant appearance.

8.8 With regard to neighbouring amenity, although the proposed dormer would not lead to any greater impact upon the immediate neighbours in terms of loss of light or privacy, it would be very conspicuous and appear bulky on the southwestern side and have an overbearing effect on this area of their garden and the streetscene.

8.9 The existing outbuilding is set back from its south-eastern boundary by around 9m and around 17m from the edge of the main A35. At the time of the initial site visit, removal of well-established vegetation at the neighbouring property had taken place. This clearance, along with the lack of screening during the winter months whilst other remaining vegetation is not in leaf would result in a mostly unobscured, overly large and bulky outbuilding being more visible to the detriment of the locality.

8.10 Discussions relating to the submission of amended plans to remove the dormer and replace it with rooflights have taken place with both the applicant and the agent, however, amended plans have not been received.

Conclusion

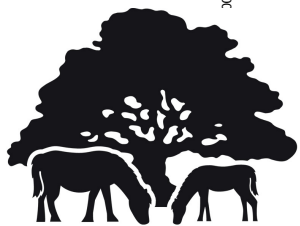
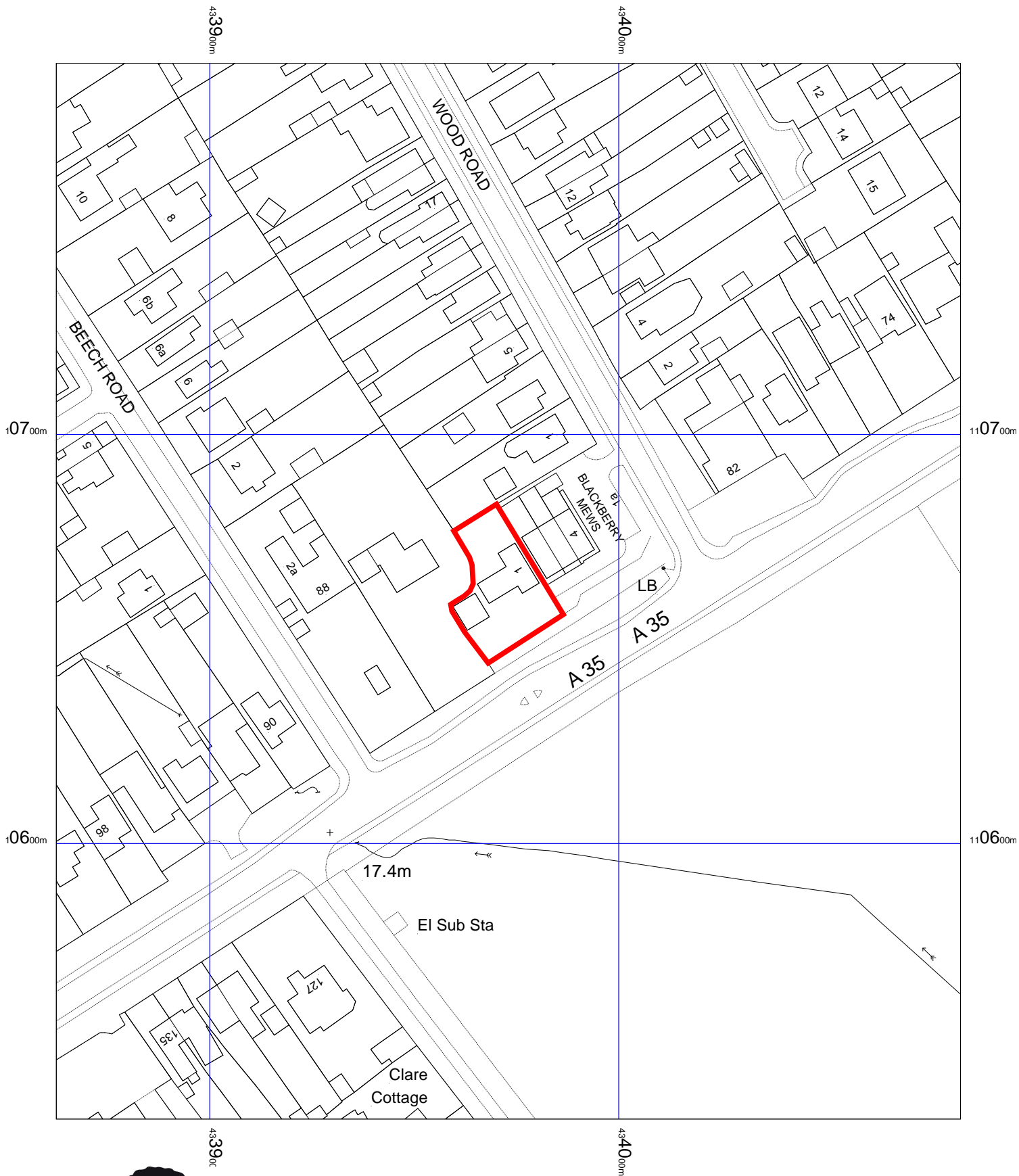
8.11 Overall, for the reasons stated above, it is considered that the proposed dormer would not be a sympathetic addition to the double garage and would fail to preserve or enhance the character and appearance of the dwelling and its wider surroundings. The proposal would not accord with Policies DP2, DP18, DP37 and SP17 of the adopted Local Plan, the Design Guide or the NPPF.

9. RECOMMENDATION

Refuse

Reason(s) for refusal:

1. The proposed development, by reason of scale, design and external appearance would result in an inappropriate form of development. It would appear visually awkward and disproportionate to the existing garage and would have a detrimental impact on the dwelling and street scene. The proposal is therefore contrary to Policies DP2, DP18, DP37 and SP17 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019), the Design Guide SPD and the National Planning Policy Framework.



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Date: 10/01/2025

Ref: 24/00776FULL

Scale: 1:1250

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Application No: 24/01281FULL Full Application

Site: Walfords, Goose Green, Lyndhurst SO43 7DH

Proposal: Part single, part two storey rear extension; first floor side extension with associated works

Applicant: Mr Long

Case Officer: Julie Blake

Parish: Lyndhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Conservation Area
Defined New Forest Village Lyndhurst

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
DP34 Residential character of the Defined Villages
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed 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

Lyndhurst Parish Council: Recommend refusal for the reasons listed. The proposed rear extension is contrary to Policy DP2 and the NPA Design Guide. The property is within a conservation area, and it is felt that the proposed rear extension is not sympathetic in terms of scale, appearance or form.

The Parish Council are not averse to the property being extended and would consider supporting a more sympathetic proposal.

5. CONSULTEEES

Building Design and Conservation Officer: No objections.

6. REPRESENTATIONS

None received

7. RELEVANT HISTORY

Outbuilding (12/97582) refused on 21 August 2012

Two Storey and Single Storey Rear Extensions; First Floor Extension (Amended Scheme to Planning Permission 93257 to reduce Footprint and remove Glazing) (10/95136) granted on 17 June 2010

Two storey and single storey rear extensions; First floor extension. (08/93257) granted on 12 September 2008

Two storey and single storey rear extensions; first floor extension (08/93049) withdrawn on 24 July 2008

8. ASSESSMENT

Application Site

8.1 Walfords is a large, detached, two storey dwelling sited with a linear row of several spacious residential properties on the west side of the A337 adjacent to Goose Green. The dwelling sits towards the front part of a large plot and is screened from the roadside by high hedging. The rear benefits from an open aspect with views of agricultural fields and open forest. The dwelling is sited within the defined New Forest village of Lyndhurst and within the Lyndhurst Conservation Area.

Proposed Development

8.2 This application seeks planning permission for a first floor side extension; first floor rear extension; and a single storey rear extension.

Consideration

8.3 The key issues under consideration are the impact of the proposed development on the dwelling and its curtilage, the potential impact on the character and appearance of the conservation area and the impact on neighbouring amenity.

8.4 Policy DP36 requires that extensions should be appropriate to the dwelling and its curtilage. As the property lies within the defined village of Lyndhurst and it is not a small dwelling, there are no set floorspace restrictions which the proposal must adhere to.

8.5 The dwelling has already been the subject of previous extensions. This application proposes alterations to the principal elevation which would comprise of the removal of the catslide roof and the stepped ridge height would be raised to meet the main ridge. The roof alteration at this point would comprise of a height increase by around 0.6m and extending the ridge of the dwelling by around 2.7m. As a result, the appearance of the dwelling would be more balanced. The conversion of the garage and installation of new windows at ground and first floor would match the existing at both levels. The new design would be proportionate and would achieve an appropriate appearance very similar to the majority of modern properties along this road and therefore be more in keeping with the current linear street scene and appropriate to the conservation area.

8.6 In relation to the proposals for the rear elevation, a symmetrical appearance would be achieved. The first floor extension would have a span of around 10m, however, the bulk and massing of the first floor extension has been reduced by lowering the height of the existing first floor extension by around 0.3m from main ridge height. The eaves height would be retained to match the existing dwelling.

8.7 The single storey extension would span the entire width of the dwelling at 13m with glazed bifold doors opening out from the kitchen, dining room and living area into the rear garden. The glazing is recessed beneath a slight overhang to reduce light spillage whilst facing southwest to benefit from natural daylight and solar gain. In this location and in the context of the site, the proposals for the rear extensions would be appropriate.

8.8 As a response to the Parish Council comments, amended plans were received which reduced the width of the rear first floor elevation and the depth of the single storey extension. Overall, the amended scheme would accord with Policies DP2 and DP36.

8.9 The existing dwelling is finished in traditional materials including red brick, clay roof and hanging tiles whilst newer uPVC windows and conservatory are also present. The proposed materials would match the existing. The more contemporary narrow vertical grey timber cladding is an acceptable material supported by the Design Guide SPD. Its addition would not be detrimental to the dwelling and would preserve and enhance the character and appearance of the wider conservation area as it would only be present on the single storey extension at the sides and

rear, would not be visible from the street scene or any other public viewpoints and is already present on the adjoining dwellings. The proposed materials would accord with Policies DP18 and SP17.

8.10 There would be no unacceptable adverse impacts on neighbouring amenity and the proposal would not lead to overdevelopment of the site. The distance from the rear of the single storey extension would remain around 40m with around 3m between 'Garden House' and 1.8m between 'Beeching Over' which is currently being extended. There is no reduction to the dwelling amenity space at the front. The new front facing window would replace the existing side dormer, all other first floor side windows and the Juliette balcony would be removed. 45-degree lines and sun tracking information have been included on the block plan along with a separate shadow diagram plan. These plans indicate that the sun moves from the northwest to southeast over the course of the day and that the depth of the single storey extension being around an additional 5m from the rear wall and the first floor alterations would not result in significant adverse impact in terms of overshadowing of neighbouring amenity to either of the adjacent properties. The 45-degree angle is not breached at either ground floor or first floor of these properties.

8.11 The Authority's Building Design and Conservation Officer noted that the property is not considered to be a building of architectural or historic merit and is considered to provide a neutral contribution to the character and appearance of the conservation area. Overall, it is considered that the proposed development will preserve and enhance the character and appearance of the conservation area.

8.12 There are no protected trees within the site, however, those that are present are protected by way of the conservation area status. Tree protection measures are proposed in the form of Heras fencing.

Conclusion

8.13 The proposed development would be appropriate to the dwelling and its curtilage in respect of its design, scale, height and massing and would not result in overdevelopment of the site. The proposal would comply with Policies DP2, DP18, DP36, SP16 and SP17 of the New Forest National Park Local Plan 2016 - 2036.

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. 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. Development shall only be carried out in accordance with

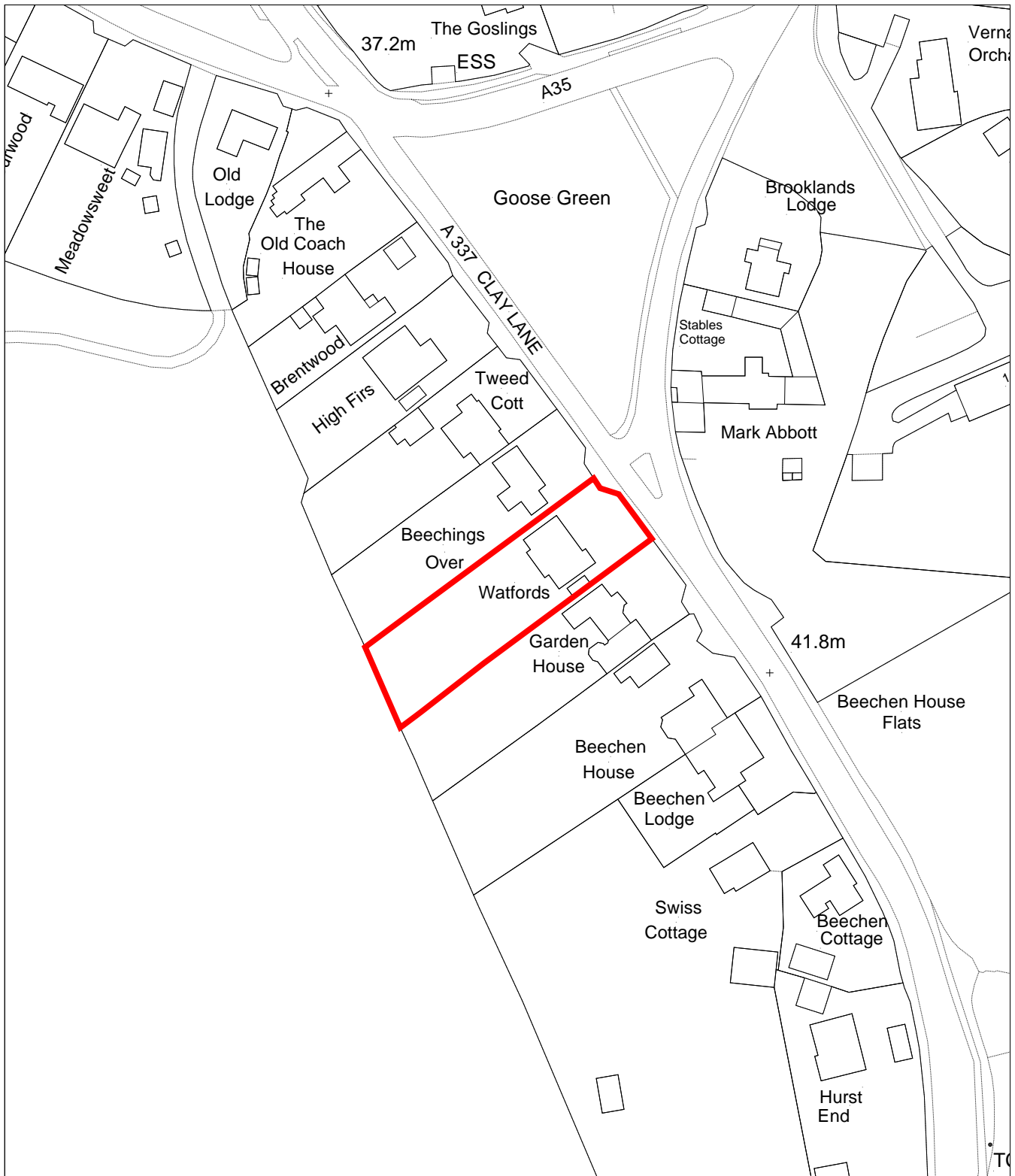
Drawings: KA 2024 J30 A103A (Proposed Location & Block Plans)
KA 2024 J30 A104A (Proposed Floor Plans)
KA 2024 J30 A105A (Proposed Roof Plan)
KA 2024 J30 A201A (Proposed Elevations)
KA 2024 J30 A202 (Street Scene),
KA 2024 J30 A300 (Shadow Diagram)

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).

4. 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).



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Date: 10/01/2025

Ref: 24/01281FULL

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