

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. CONSULTEES

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

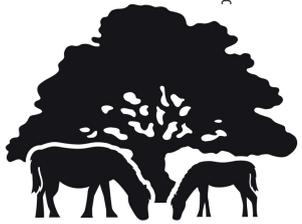
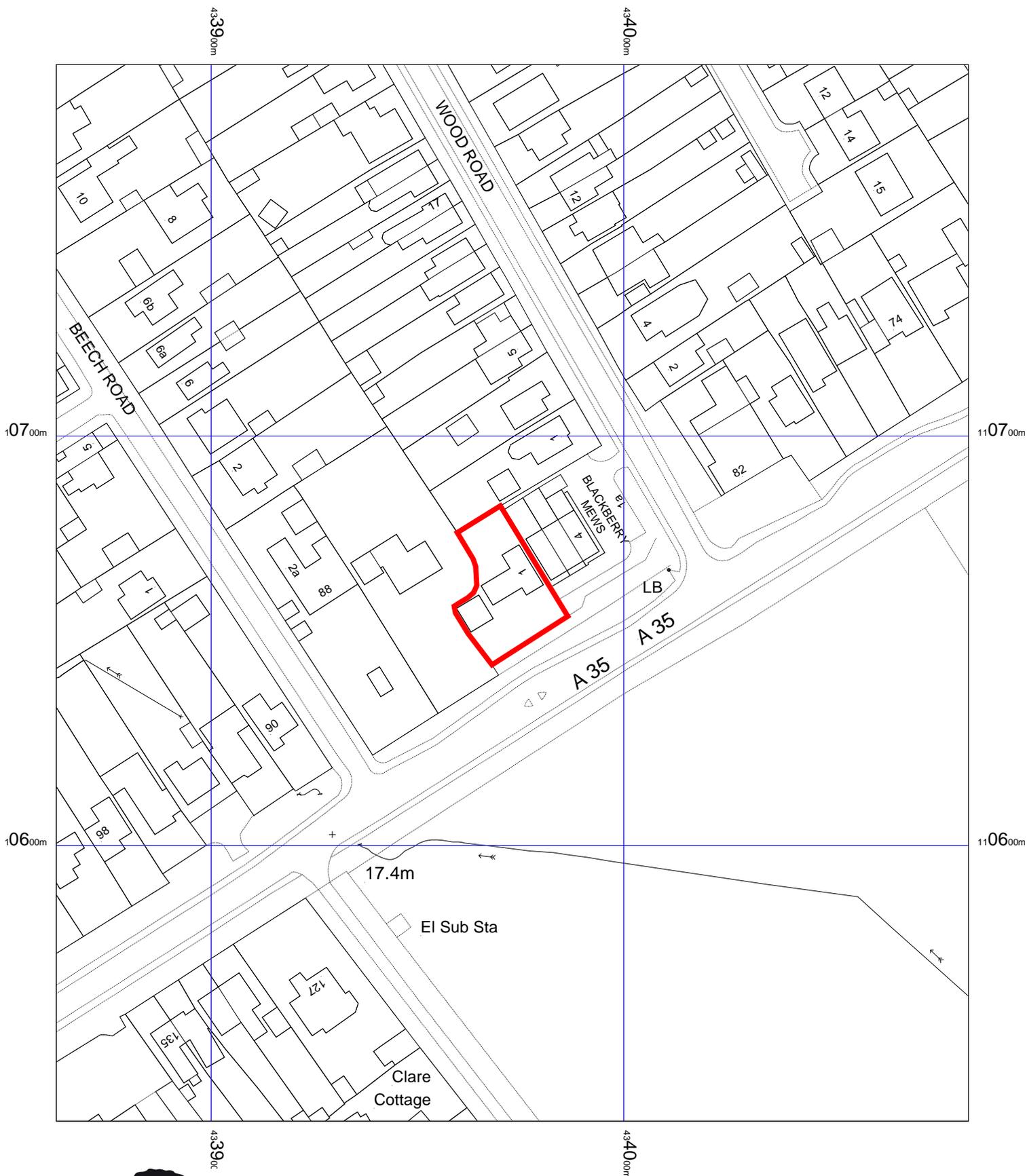
8.11 Overall, for the reasons stated above, it is considered that the proposed dormer would not be a sympathetic addition to the double garage and would fail to preserve or enhance the character and appearance of the dwelling and its wider surroundings. The proposal would not accord with Policies DP2,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



NEW FOREST
NATIONAL PARK

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Date: 10/01/2025

Ref: 24/00776FULL

Scale: 1:1250

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