Planning Development Control Committee - 19 June 2007 Report Item 3

Application No: 07/91259/FULL Full Application

Site: The Haven, Romsey Road, Copythorne, SO40 2PF

Proposal: Two-storey dwelling; demolition of existing dwelling

Applicant: Mr Wilton

Case Officer: Clare Ings

Parish: COPYTHORNE

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1. DISTRICT/BOROUGH: New Forest District Council

2. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council View

3. DEVELOPMENT PLAN DESIGNATION

No specific designation

4. PRINCIPAL DEVELOPMENT PLAN POLICIES

NF-H4 Replacement dwellings in the New Forest (page 144)

NF-E5 Design of new development in the New Forest (page 140)

DW-E1 General development criteria (page 57)

5. MEMBER COMMENTS

None received

6. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Recommend refusal: contrary to policy NF-H4; there appears to be no environmental gain from re-siting.

7. CONSULTEES

7.1 Environmental Design - Design: No objection, subject to conditions agreeing the external materials and landscaping to ensure that the proposed development is appropriate and in keeping with the area.

8. REPRESENTATIONS

None received

9. RELEVANT HISTORY:

Two-storey dwelling (demolition of existing dwelling) (90731) refused on 22 November 2006.

10. ASSESSMENT

10.1 The application site lies to the south of Romsey Road in Cadnam. It is a large roughly rectangular plot with an extensive road frontage. The house and its garden occupy the front of the site, with the dwelling sited right on the road. The dwelling is a traditional red brick two-storey New Forest cottage, and there is an outbuilding along the western boundary. The dwelling is at the end of a short row of dwellings and is similar in appearance and position to those dwellings (although some have had additions in the past). To the north-west of the site, the character of dwellings changes to be more mixed in size, style and position within the plot. The M27 motorway runs parallel to Romsey Road to the north.

10.2 This application follows an earlier refusal for a replacement dwelling. That scheme was refused due to its size, design and position within the site. This proposal, which is also for a replacement dwelling, is for a slightly smaller dwelling which would respect the traditional appearance of the existing dwelling and which would be set back into the site by an additional 7.0 m, bringing it forward by some 4.5 m from the earlier scheme.

10.3 The main planning considerations are the appearance of the proposed replacement dwelling and its position within the plot and the implications for the policy.

10.4 Policy NF-H4 permits replacement dwellings subject to a limitation on size. The proposed dwelling has been calculated to comply with the increase in size of 30% allowed for in policy.

10.5 The property is one of a number of similar traditionally simple double fronted properties, popular in the area in the early part of the 20th century, with a narrow front to back span and wider symmetrical frontage which gives it a strong identity. It is considered that the design of the replacement dwelling would be acceptable as it respects the traditional characteristics of the dwellings in the immediate area and the existing dwelling with the simple main front elevation which now has the appearance of having been extended. It would have similarities with the adjoining properties which, whilst having been extended, still retain a recognisable core character. The proposed materials and other detailing, such as the narrow gables, window-to-wall ratio, the headers and footers over the windows and the bargeboards, would also respect that character.

10.6 Policy NF-H4 also requires that the replacement dwelling should be sited on the original footprint unless there are overriding environmental benefits for an alternative position. The dwelling is proposed to be sited some 7.0 m further into the site, the reason given that a position further away from Romsey Road and the M27

would improve the living conditions of any occupants through less noise and dust pollution. Whilst it is acknowledged that the site is extremely noisy due to the roads, is not accepted that such a displacement would significantly improve those conditions. However, the set back, which would overlap the existing footprint to some extent, is considered just acceptable, the very obvious line of dwellings to some extent having been lost through the presence of the existing frontage boundary treatment of the other dwellings which has resulted in them being less prominent along the road. It is felt that the overall visual character of the area would not be adversely affected.

10.7 Finally, the location of the dwelling is such that there would not be any significant harmful impact on the amenities of the adjoining property.

11. 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 damp proof course level until samples or exact details of the facing and roofing materials have been submitted to and approved by the New Forest National Park Authority.

   Reason: To ensure an acceptable appearance of the building in accordance with policies NF-E5 and DW-E1 of the New Forest District Local Plan First Alteration.

3. Before development commences, the following details shall be submitted to, and approved by the New Forest National Park Authority.

   a) Typical joinery details including window/doors, eaves, verge, bargeboards, soffits, head jambs, cills.

   The details shall be submitted at a scale of 1:10. Development shall only take place in accordance with those details which have been approved.

   Reason: To protect the character of the surrounding area and to ensure a finish which would enhance the built heritage of the New Forest in accordance with policy NF-E5 of the New Forest District Local Plan First Alteration.

4. The building shall not be first occupied until

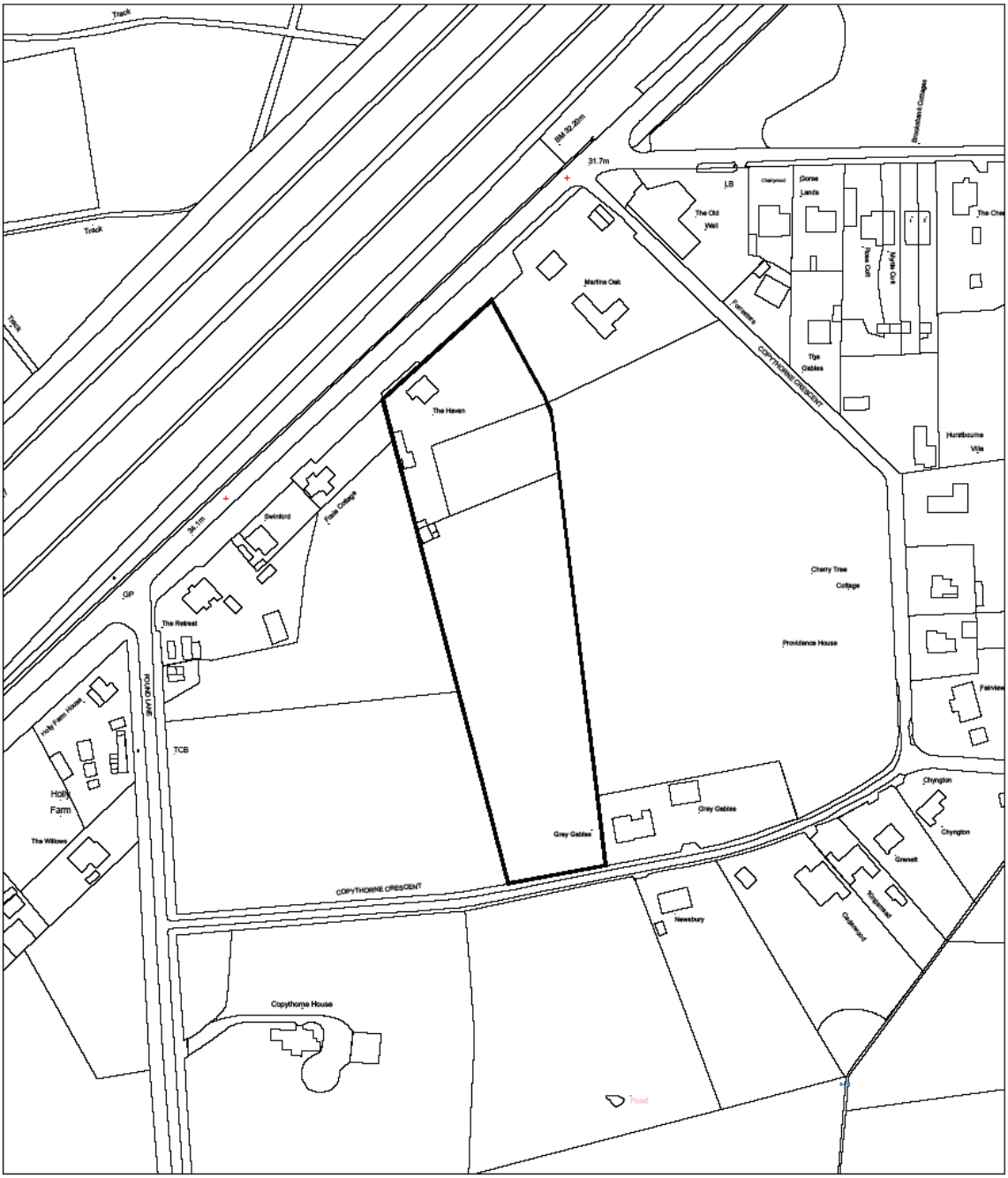
(a) details of the treatment of the boundaries of the site have been approved in writing by the New Forest National Park Authority, and

(b) the means of enclosure have been implemented in accordance with the approved details.

Reason: To ensure that the development takes place in an appropriate way in accordance with policy DW-E1 of the New Forest District Local Plan First Alteration.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to policy DW-E1 of the New Forest District Local Plan First Alteration.



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SCALE: 1:2000

NEW FOREST NATIONAL PARK