

Application No: 26/00670FULL Full Application

Site: Bramdene, Main Road, Dibden, Southampton SO45 5TD

Proposal: Two-storey and single-storey side extension

Applicant: Mr A Gleeson

Case Officer: Lindsey Chamberlain

Parish: Hythe and Dibden Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

None

Principal Development Plan Policies

DP2 General development principles

DP18 Design principles

DP36 Extensions to dwellings

SP7 Landscape character

SP15 Tranquillity

SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 3 – Decision-making policies

Sec 4 – Achieving sustainable development

Sec 14 – Achieving well-designed places

Sec 19 – Conserving and enhancing the natural environment

3. MEMBER COMMENTS

None received.

4. PARISH COUNCIL COMMENTS

Hythe and Dibden Parish Council recommend permission. If the comment by Council is against the Planning Officer recommendation, the

application is likely to be considered at full Planning Committee

5. CONSULTTEES

Ecologist: No objection.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Change of materials to extension and garden building (15/00675) to match dwelling (15/00846) granted on 11 December 2015.

Application for a Certificate of Lawful Development for Proposed single storey extension and detached outbuilding (15/00675)- certificate issued (permitted development) on 21 September 2015.

Single storey extensions; balcony; detached garage; access alterations; (demolition of existing garage and conservatory) (15/00538) granted on 20 August 2015.

Addition of a conservatory (NFDC/93/51972) granted on 21 May 1993.

Addition of a utility room and covered way (NFDC/84/26910) granted on 10 July 1984.

Alterations and extension to lounge and addition of lobby with bedroom over (NFDC/80/16849) granted on 24 June 1980.

Dwelling house and garage (NFR/XX/01680) granted on 07 March 1952.

8. ASSESSMENT

Application Site

8.1 This application site is located to the north of Main Road in Dibden. It contains a detached, two-storey dwelling and associated outbuildings. The rear (north east) and east boundaries are adjoined by open fields, whilst the west boundary is adjoined by a detached, residential property of a similar size.

Proposed Development

8.2 The application is for a ground and first floor extension with balcony. The proposal would increase the ground floor area by 15 square metres and the first floor by 28 square metres.

8.3 With regards to the design, the dwelling currently has two matching shallow pitched hipped roofs to the rear, the eastern elevation. It is proposed to add a further gable end on the eastern elevation between these two existing ends which would have apex glazing to the newly

formed gable end. In addition, the existing hipped roof to one gable end would be altered to replicate the additional gable end, again with apex glazing. To the northern elevation two further windows would be added.

8.4 All the materials proposed would match that of the existing dwelling that has a brick plinth with an off white rendered finish with white uPVC windows and doors.

Policy Context

8.5 Policy N4 (1) of the National Planning Policy Framework ("the NPPF") (August 2026) states that development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of Protected Landscapes, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.

8.6 Policy DP3 of the NPPF sets out key principles for well-designed places. Policy DP3 1. states that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. Policy DP3. 3. states that development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy or relevant aspects of the principles in paragraph 2, or with any explicit design standards set out in the development plan (including those in locally-specific policies, guides, codes or masterplans). It further states that substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

8.7 Policy DP36 of the New Forest National Park Local Plan 2016- 2036 (herein after referred to as "the Local Plan") sets out that extensions to existing dwellings will be permitted provided that they are appropriate to the existing dwelling and its curtilage. In the case of other dwellings (not small dwellings) outside of the Defined Villages, the extension must not increase the floor space of the existing dwelling by more than 30%.

8.8 Policy SP15 of the Local Plan sets out that new development should avoid, or provide mitigation for, proposals that will lead to noise, visual intrusion, nuisance and other unacceptable impacts upon the National Park and its special qualities. Policy SP17 resists any development that cumulatively erodes the local character or results in a gradual suburbanising effect.

8.9 The New Forest National Park Local Plan Regulation 19 consultation stage has just closed. Further details are available at [Local Plan review 2025-27 - New Forest National Park](#). Policy DM4 of the NPPF (2026) confirms that relevant policies in emerging development plans may be given weight according to the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given). The draft plan has not yet been submitted for examination and

therefore, in accordance with Policy DM4 of the NPPF, very limited weight can be given to its draft policies.

Planning Background

8.10 The dwelling was granted permission in 1952 (application reference: NFR/XX/01680) and comprised a three-bed dwelling. As set out in the planning history in section 7 of this report, the property has been subject to a series of extensions and alterations since 1980 through both planning applications and permitted development. The dwelling has been increased significantly more than the 30% restriction contained within Policy DP36 of the Local Plan.

Consideration

8.11 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, paragraph 3 and Decision-Making Policy DM3 of the National Planning Policy Framework (NPPF, 2026) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.12 The key considerations in this case are:

- The principle of the proposed development;
- The proposed design;
- The impact on landscape and character of the area;
- The impact on neighbour amenity;
- Ecological considerations; and
- Any other material considerations.

Principle of Development

8.13 The property is located outside of the defined New Forest villages and is not a small dwelling. Policy DP36 of Local Plan restricts the enlargement of existing dwellings. For dwellings that are not small dwellings, outside of the defined New Forest villages, an extension must not increase the floorspace of the existing dwelling by more than 30%. For the purpose of this policy, existing dwelling means the dwelling as it existed on 1 July 1982, or as the dwelling was originally built or legally established, if the residential use post-dates 1982 (paragraph 7.82 of the supporting text). This policy approach was found 'sound' at the Local Plan Examination in 2018-19 and endorsed in the final Inspectors' Report (2019).

8.14 From a review of the planning history, it has been calculated that the current dwelling on site has already been increased in floor area by 51% from the 1982 base date. The current application would comprise a further enlargement beyond this and would comprise a 78% increase on the 1982 floor space. This is clearly further beyond the 30% limitation and contrary to the limitations of Policy DP36. Clear conflict has been found with Policy DP36.

8.15 The applicant's Design and Access Statement acknowledges the clear conflict with Policy DP36 in this respect and references emerging Policy DP52 of the Regulation 19 consultation draft emerging Local Plan. Whilst this is a material consideration, Policy DM4 1 of the NPPF states that, when considering development proposals, relevant policies in emerging plans may be given weight according to

"a. The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given)."

8.16 The emerging Local Plan has not yet been submitted to the Planning Inspectorate or subject to examination. Therefore, the weight to be afforded to its policies, including Policy DP52, is very limited and this does not outweigh the conflict identified with Policy DP36 above.

8.17 Policy DP36 also requires extensions to be appropriate to the existing dwelling and its curtilage and paragraph 4.12 of the Authority's Design Guide SPD sets out that extensions should ensure the character of the original building is preserved. It further states that an extension should be in scale with the existing dwelling and always be subservient in size and height. Its form, elevation treatment and detailing should complement the original dwelling.

8.18 The proposed design, with two-storey gable end, would not be subservient in height and the extensions would dominate the rear elevation incorporating prominent apex glazing. This is expanded on further in the following paragraphs. Overall, the proposed design is considered to be contrary to Policy DP36, the Authority's Design Guide and Policy DP3 of the NPPF.

Design and Impact on Landscape and Character of Area

8.19 In respect of the proposed design, as well as the requirements of Policy DP36, Policy DP2 requires new development proposals to demonstrate high design quality, including ensuring development is appropriate and sympathetic in terms of its scale, appearance, form, siting and layout.

8.20 The existing dwelling has a relatively coherent architectural character, including two matching shallow-pitched hipped roof forms on the eastern elevation. These provide a consistent and balanced appearance to the rear of the property. The proposal would introduce a further gable-ended roof form between the existing hipped roof forms. In addition, one of the existing hipped roofs would be altered to form a further gable end. The proposal would result in a more complex and visually prominent roof form which would not be consistent with the established architectural character of the dwelling. The increase in scale and massing would result in a substantially bulkier appearance not reflective of the original dwelling. Whilst the materials would match the existing and are considered appropriate, this would not sufficiently mitigate the overall visual dominance of the additions. The proposal would result in a substantial further addition to a dwelling which has

already been significantly enlarged and would be contrary to Policy DP2 of the Local Plan.

8.21 In addition, the proposal would incorporate apex glazing both in gable ends. This would introduce a prominent architectural feature which is not characteristic of the existing dwelling. The existing building does not exhibit comparable glazed gable features and the proposed glazing would consequently appear as a dominant addition to the architectural composition of the property. Whilst the glazing would face away from neighbouring properties, open fields lie to the east with resultant adverse impacts on tranquillity, contrary to Policy SP15. Policy N4 (1) of the NPPF (2026) states, "...development proposals within Protected Landscapes [including National Parks] should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape." The defined special qualities of the New Forest National Park include its relative tranquillity and the increased glazing in the proposal would not further the Park purposes or avoid harm to the special qualities, as required by primary legislation and national planning policy.

8.22 In addition, Policy SP17 identifies that whilst the vast majority of applications within the National Park entail minor development, increasing amounts of such small-scale development can result in a creeping suburbanisation of the National Park, slowly eroding the Forest's distinctive character. It therefore sets out that built development which individually or cumulatively results in the erosion of the Park's local character or result in a gradual suburbanising effect within the National Park will not be permitted.

8.23 Taken in isolation, the impact of the proposal would be localised. However, the incremental increase could, taken together with other similar development, incrementally undermine the objectives of Policy with potential to undermine both the character and appearance of the National Park and thereby undermine its purposes. Overall, there is conflict with Policies DP2, DP36, SP15 and SP17 of the Local Plan and Policy DP3 of the NPPF.

Impact on Neighbour Amenity

8.24 Given the proposed siting in the plot and separation distances, there would be no unacceptable adverse impacts on neighbouring amenity in terms of visual intrusion, overlooking or shading, in accordance with Policy DP2.

Natural Environment

8.25 It is recognised that biodiversity net gain is now required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This seeks to ensure development proposals deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. In this instance, it has been established that the proposal would be exempt from mandatory BNG under Regulation 5 of the Biodiversity Gain Requirements

(Exemptions) Regulations 2024 as it comprises a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Other Material Considerations

8.26 The applicants Design and Access Statement references various appeal decisions relating to other sites. Each case is considered on its own merits in the context of the site. The referenced appeal decisions are not directly comparable to the appeal site. The current proposal would add approximately 42 square metres to an already substantial dwelling. The development is therefore not a minor or incidental addition. In addition, the proposed works would materially alter the architectural form of the dwelling through the introduction of additional gable-ended roof forms and prominent apex glazing, giving rise to a separate design objection. This element of the scheme would also detrimentally impact on the defined special qualities of the New Forest National Park, contrary to the requirements of Section 245 of the Levelling Up & Regeneration Act 2023 and Policy N4 of the NPPF (August 2026).

8.27 The Authority has considered whether there are material considerations of sufficient weight to justify departing from the quantitative restriction in DP36. No compelling evidence has been identified which demonstrates that the substantial further enlargement proposed would nevertheless preserve the underlying objectives of Policy DP36. The proposal would represent a significant further cumulative enlargement of an already substantial dwelling beyond the maximum increase contained in Policy DP36 and, as set out above, conflict is also identified in respect of the proposed design.

Conclusion

8.28 The proposed development would result in an increase in habitable floor space substantially in excess of the 30% restriction contained within Policy DP36. In addition, the proposed design would fail to respect the established architectural character of the dwelling and would give rise to adverse impacts on tranquillity.

8.29 The identified conflicts are not outweighed by any material considerations sufficient to justify a departure from the development plan. The proposal would not accord with the Development Plan as a whole and would also conflict with Policies N4 and DP3 of the NPPF (2026). Planning permission should therefore be refused.

9. RECOMMENDATION

Refuse

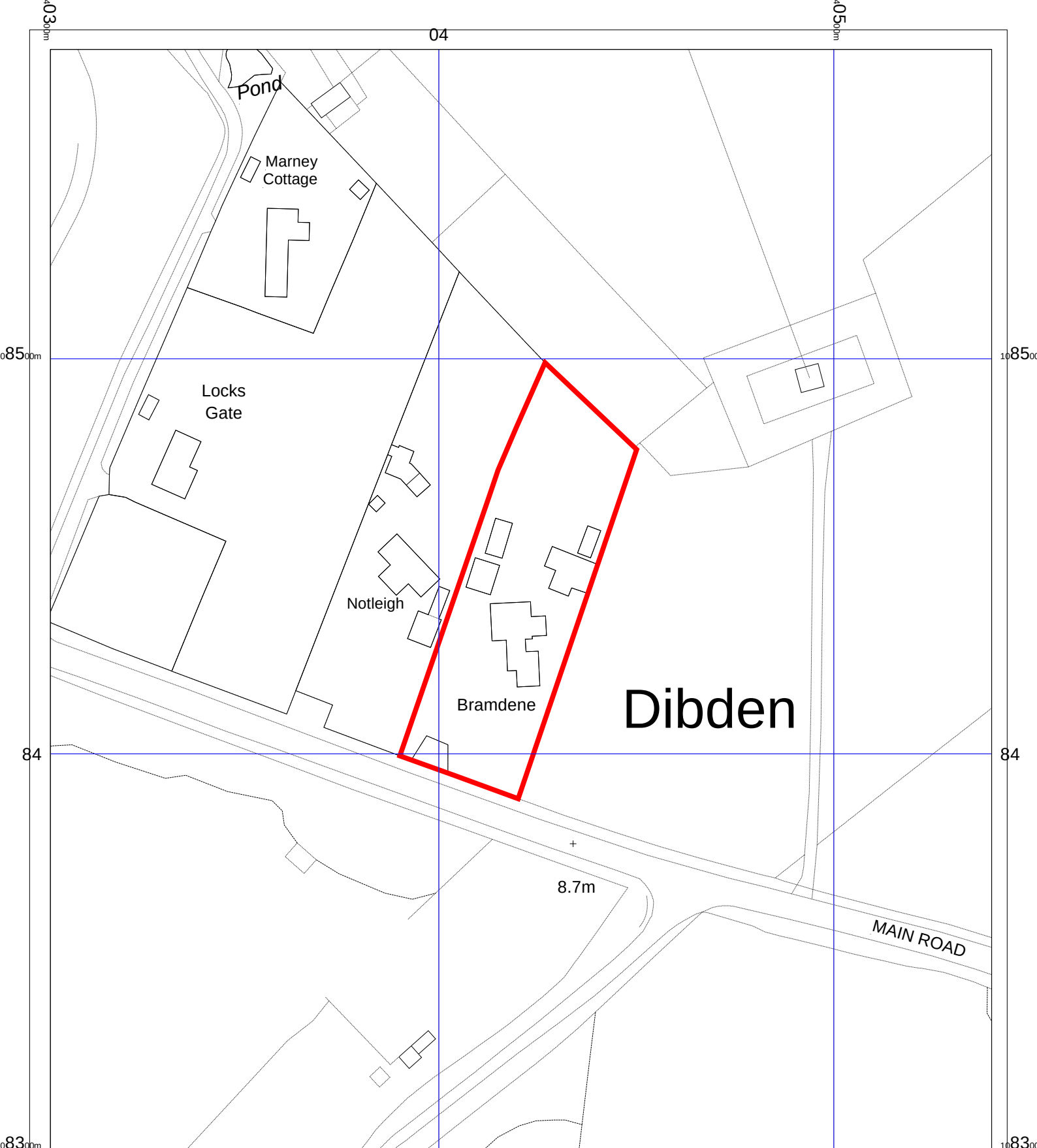
Reason(s) for refusal:

1. In order to help safeguard the long term future of the countryside and the intrinsic character of the National Park, the Local Planning Authority considers it important to resist the cumulative effect of enlargements being made to rural dwellings. Consequently, Policy DP36 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings on a nationally important landscape and activity generally in the countryside as well as maintaining a balance in the housing stock.

The proposal would result in an extension that would further increase the floor space of the existing dwelling by more than 30% and in doing so would add to pressures for change and larger extensions in the countryside which, individually and cumulatively, would result in a gradual suburbanising effect and erode the National Park's special character. The proposed development is therefore contrary to Policies DP36 and SP17 of the adopted New Forest National Park Local Plan (August 2019) and Policy N4 of the NPPF (2026).

Furthermore, the proposed development would not seek to further the purposes of the National Park, contrary to the requirement of Section 245 of the Levelling Up and Regeneration Act 2023, which amended Section 11A of the National Parks and Access to the Countryside Act 1949.

2. The proposed extensions, by reason of their scale, form and architectural detailing, including roof forms and glazing, would fail to respect the established architectural character and proportions of the existing dwelling and would fail to achieve a high standard of design sympathetic to the character and identity of the existing building and its surroundings. The proposal would therefore be contrary to Policies DP2, DP36 and SP15 of the adopted New Forest National Park Local Plan (August 2019), the Design Guide SPD and Policies N4 and DP3 of the NPPF (2026).



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NATIONAL PARK

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Date: 01/10/2026

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SCALE: 1:1250

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