

REPRESENTATIONS IN THE MATTER OF THE APPEAL AGAINST  
REFUSAL TO GRANT PLANNING CONSENT 18/20 PARSONAGE BARN  
LANE, RINGWOOD HAMPSHIRE, BH24 1PX.

APPELLENT MR. GRAHAM SWYER

1. My name is John Humphreys and I am instructed by Mr. G. Swyer in this appeal, I am a fellow of the Royal Institution of Chartered Surveyors with a close knowledge and long experience of landed matters in the Ringwood and New Forest area.

2. HISTORY

Mr. Swyer is the freehold owner of both 18 and 20 Parsonage Barn Lane and resides with his family in number 20 whilst number 18 is let on a short hold assured tenancy.

On 25<sup>th</sup> March 2008 Mr. Swyer's agent Robert C. Tutton submitted an application to New Forest District Council for A pair of semi detached houses on the site (0892135) this was refused with a decision notice dated 10<sup>th</sup> July 2008.

Mr. Swyer wrote to New Forest District Council on 4<sup>th</sup> August 2008 asking informally whether or not an application on the site would be favourably considered for the alteration and extension of number 18 to form four flats with access and parking in the grounds of 18/20 Parsonage Barn Lane. A letter from the planning officer discouraged any application in this direction

Frustrated by the negative responses, Mr. Swyer sought further advice and on 26<sup>th</sup> September 2008 agent, Mr. Ian Stanley of Xspace submitted a new application for a single storey bungalow on the site. (08/93150). This was refused by a decision notice dated 21<sup>st</sup> November 2008

3. REASONS FOR REFUSAL

The proposed development would be contrary to Policies DW-E1, DW-T8 DW-E10 DW-F1 BU-H1 of the adopted New Forest District Local Plan First Alteration in that:

- (a) it would result in an undesirable over intensive use of the site with inappropriate plot sizes and a cramped and harsh layout design that would have stark access and parking arrangements that would be out of context with the character and appearance of the area,
- (b) by reason of the close relationship of the vehicular access/turning areas and the resulting inadequate sized garden areas, it would lead to a poor living environment for the existing and future occupiers,

© no provision has been made for the payment of a transport contribution in accordance with Hampshire County Council's Transport Contributions Policy,

(d) The use of the proposed vehicular accesses would be likely to cause undue interference with the safety and convenience of users of the adjoining highway

#### 4. THE APPELLANTS REPRESENTATIONS.

In the matter of the reasons for refusal they are dealt with in the order given in the decision notice

(a) The word undesirable is hardly applicable, as this is a residential proposal at low density in an area established for and zoned for residential purposes. The plan and elevations of the dwelling are thoughtfully designed and have raised no objections from the Planning Officer.

The words "over intensive" are also not applicable to the proposal as there is more than adequate space on site to accommodate the proposed bungalow and the alteration of the vehicular arrangement in respect of the existing access for number 20 will create a clear, clean and orderly appearance with a well balanced space between the dwellings.

This is a very mixed area and contrary to the Local Authority's comments the proposal would be in context with the appearance of the area and an enhancement to the street scene which is sadly marred by the road screening provisions for the A 31 right opposite.

(b) The design of the vehicular access/turning areas in close proximity gives a degree of spaciousness and avoids the cramped layout that was referred to in the first refusal reason.

To refer to a poor living environment for the occupiers is wrong; this is an area of high amenity within level walk of a vibrant town centre. The proposed development would enhance rather than detract from the environment the gardens far from being cramped, offer adequate facilities for the size of dwellings and inspection of the site will confirm that neither of the existing properties will suffer the loss of green area as the present space between the houses is mainly concrete hard standing..

A bungalow is ideal for elderly occupiers and it should be noted this is a retirement area with an aging population many persons require small areas of garden to avoid onerous and often expensive maintenance.

© a contribution in respect of the transport policy is quite acceptable and a legal agreement was completed with the Local Authority and dated 4<sup>th</sup> December, 2008, money has been lodged in this direction.

(d) This is a small scale bungalow dwelling within level walk of the town centre it is likely to be occupied by persons who either do not use or have low use of a vehicle. There are no dwellings opposite, no visibility splay problems and the alterations to the access in respect of number 20 only serve to negate this refusal ground.

Policy BU-H1 states that infilling and redevelopment will be permitted providing there is no conflict with employment, shop frontages at ground level and all policies within sections C & F of the local plan. This indicates that there is a general intention to make the best use of urban land.

## 5. OTHER POINTS

A very comprehensive design and access statement was prepared with the application which covers many of the points normally raised in representations. I have tried to avoid unnecessary duplication and would ask that the statement be carefully perused as part of the appeal

This is a windfall site in the existing developed area which adjoins the New Forest. Development here mitigates the heavy pressures to develop green belt sites.

The matter was considered by the parish council and two members thereof were in full support Members commented that they felt due to the history of intense urban development in the area the proposal was acceptable in this location, approval was recommended.

Only one objection was received from a Mr. Reynolds in Manor Road totally unaffected by the proposal. No objections were received from immediate neighbours

## 6. PRECEDENTS IN THE IMMEDIATE LOCALITY

The Planning Officer appears to have considered this proposal in isolation rather than the context of the overall neighbourhood and the first two reasons for refusal relate to plot size, cramped and harsh layout that would be out of keeping with the area and inadequate size garden areas.

May I draw attention to the same planning officers comments in dealing with application no 07/90624 a copy of preliminary report is included. And it clearly states under 4. 1. that the area is considerably varied with no distinctive style. This application related to 98 Parsonage Barn Lane which was approved 18<sup>th</sup> September 2007 the site plan clearly shows the relative size of the two new dwellings in relation to their neighbours.

A further example is included by way of a site plan of a new bungalow granted on the plot adjoining 9 Parsonage Barn Lane on 20<sup>th</sup> May 2008 here particular attention is drawn to the parking arrangements and turning facilities which are not as good as the proposal for the subject property.

In nearby Redwood Close on the site of Tinus two chalet dwellings were squeezed into a narrow plot consent here was granted 23 January 2008.

An appeal decision dated 31<sup>st</sup> August 2007 is include together with a site plan this shows a high density development in nearby Cloughs Road the Council were referred to as finding the proposals as acceptable subject to matters which related to public open space and drainage neither of which affect the subject proposal.

Finally Included is an extract from the ordnance showing the fairly recent development of Bishops Court which shows the style and character of the locality and why the subject proposal would be very much in keeping

## 7. CONCLUSION

The existing buildings on site fail to make the best use of the land available and the proposal will allow a more effective and efficient use of the site in accordance with Planning Policies 1 and 3 of the Government's National Planning Policies.

The removal of the existing garage structure, hard landscaping and the implementation of the alterations to the existing vehicular access will improve the visual aspect from the road thus improving the street scene and contributing a good quality dwelling in this urban area relieving pressure on the green belt.

In the light of these representations and following an inspection of the site and immediate area, I respectfully request that the appeal be allowed..

John E. Humphreys. F.R.I.C.S.