

GROUNDINGS OF APPEAL FOR APPLICATION 08/92960

**Proposed Two-Storey Side Extension At:
34 The Mount, Poulner, Ringwood, Hampshire. BH24 1XY**

Introduction:

34 The Mount is located near the end of a quite cul-de-sac. The site is currently occupied by a modest 3 bed detached dwelling with a detached garage. The house has had previous small extensions in the past. This includes a car port with a bedroom over and a conservatory.

It is proposed to replace the existing conservatory with a two-storey side extension. Currently the conservatory is under utilised because it is located within the shadow of the neighbouring property. This will offer flexibility with the layout giving a larger bathroom, bedrooms and a separate dining room.

An initial planning application 08/91999 was made on the 6th March 2008 for a two-storey side extension (See Appendix A). Following consultation and advice with LA planning officer and surrounding neighbours a revised planning application 08/92960 was submitted. Great consideration was given on the impact on the street scene, neighbours and general aesthetics.

The main facts that support this appeal are:

1. The planning application was made in consultation and informal support of the Planning Officer.
2. The proposed extension is subservient to the main dwelling. Its design, siting, mass, height and general appearance are in keeping with the existing dwelling and surrounding properties.
3. Similar designs precedent in the street.
4. No objections were received from any neighbours or the Local Parish Council.

Reasons for planning refusal:

1. The proposed two-storey side extension would, by reason of its design, awkward siting and bulk, appear imposing and prominent within the street scene, and thereby be unduly harmful to the character and appearance of the area and adversely impact upon the visual amenities of neighbouring residents. As such the proposal would be contrary to Policies BU-H1 and DW-E1 of the adopted New Forest District Local Plan First Alteration.

Grounds and facts for Appeal:

Planning permission should be granted on the following grounds:

Design:- The design follows the provisions as laid out in the New Forest District Council's '**Adopted Local Plan First Alteration**' in particular section '**F3 Housing in built-up areas outside town centres**' and '**C1 Design, Layout and Landscape**'. (See Appendix B)

Section **F3** covers **Policy BU-H1**. The proposal should be permitted as there is no conflict with;

- a) Employment use
- b) Policies protecting shop frontages
- c) Or Policies contained in Part C or other policies in Part F.

Other sections of Part F deal with sites allocated for residential development, affordable housing and cross reference with Planning Policy Statement 3 (**PPS3**) which supersedes **PPG3**.

The proposals contributes to PPS3 as it help provides a mix of housing within the area by providing a dwelling for larger families and make efficient use of the available land.

Section **C1** covers **Policy DW-E1**. The proposal should be permitted as the development is appropriate to the area.

The design maintains a sympathetic scale and appearance. The scale, mass, height and density fits in well with the surrounding site. This has been achieved by staggering the first floor element back and achieving a subservient appearance, whilst still maintaining proportionate space between the adjacent property of 2.6m. The extension projects past the rear of the dwelling by 1.35m. Due to the siting of No.34 this bears no impact on the neighbouring property or street scene. The overall mass matches in with that of other neighbouring properties.

All materials will be to match existing, with profiled tiles to the roof and white render finish to the walls, all to the Local Authorities Approval

The proposal has also been designed to preserve amenities of the occupants of the surrounding dwellings both in terms to avoid any possible overlooking of adjoining properties or gardens in respect of privacy and maintenance of natural light.

Section C1 also makes reference to good design by cross referencing to Planning Policy Statement 1 (**PPS1**), which deals with the Governments Approach to Sustainable Planning and Housing. Although this covers a wider scheme, the design proposals fits in well contributing to a sustainable dwelling in design, efficiency and land use.

Precedent:

Many of the surrounding properties have been modified and enlarged. As a result many have already set a precedent. An example of this can be seen at No. 40 The Mount (See Appendix C, Picture 1) which represent a good way of achieving an extension on a property set forward on a bend. Another example includes the dwelling on the corner of The Mount. (See Picture 2)

Consultation:

This application follows the refusal of planning application 08/91999. As a result feedback has been gained from the planning officer Miss A Ridding, ref Enq/08/13970 dated 01/07/2008. (See Appendix D). From this recommendations have been incorporated into the revised proposals. The overall width of the extension has been reduced, achieving a 0.4m gap to the boundary wall. In addition the first floor element of the extension has been set back creating a subservient appearance and greatly reducing the impact from the side elevation / street scene.

During the design process, drawings have been shown and discussed with neighbours to ensure the final proposals are favourable.

The finalised planning re-application has resulted in a well thought through and consulted design process.

Support:

For application 08/91999 & 08/92960, the LA planning department consulted with surrounding neighbours and the local parish council. No objections were received from any neighbours. An enquiry regarding parking was received, which was satisfied as 34 The Mount has adequate off road parking. No. 27 The Mount which is located directly opposite, has written a letter of support to contribute to this appeal. (See Appendix E).

The Local Parish were consulted on a recommendation. On both scheme the Parish council supported the proposals with an approval.