

**Land Adjacent to 41 Eastfield Lane
Ringwood, Hampshire BH24 1UP**



Planning Appeal Statement

Ref EL 10 June 2010

Planning Appeal Statement

An outline planning application was made on the 12 March 2007 for a plot severance for an additional detached dwelling with a maximum floorspace of 112sq.m, and a height of 7.5metres. The site plan, drawing number 903.05 also states that the footprint of the proposed dwelling has a maximum size of 58sq.m and provides the dimensions of the plot, and the distance to the boundaries. An Outline Planning Permission was granted on the 24 October 2007, reference application number 07/89742. On the notes to the applicant the authority states that a chalet bungalow would be more appropriate than a full two storey house.

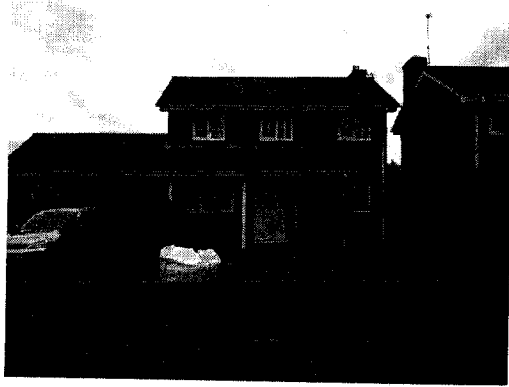
The Outline Planning Approval fixed the footprint of the proposed dwelling as the area of the proposed dwelling should not exceed 58 m2, and with a 1000mm gap each side of the proposed property, and the gable wall of the proposed dwelling on the north side is the same length as 39a Eastfield Lane's south gable wall, and the dwelling reduces by two metres where 39a Eastfield Lane side patio is situated. The height was also fixed to a maximum of 7.5metres, and not to exceed the height of 41 Eastfield Lane, as stated in the Outline Design and Access Statement.

Based on this information a footprint of the proposed chalet dwelling was designed, and is indicated on drawing number EL / 09 / 002 Rev B, with the front building line is in line with 39a Eastfield Lane, and set out parallel with the fence line of 39a Eastfield Lane.

Eastfield Lane is made up of a random mixture of varying designed dwellings, which have developed over the years, mainly all houses with only three bungalows fronting Eastfield Lane (two bungalows being 39, and 39a Eastfield Lane). The proposed dwelling is designed to blend into the street scene, and provide a visual transition between the adjoining dwellings. 41 Eastfield Lane is a Georgian style house, with the window design, and wide verge and soffit, along with the low-pitched roof. However 39a Eastfield Lane is a modest bungalow with a high eaves line, and a low-pitched hipped roof. The two properties are different in design and style, and the proposed chalet dwelling is designed to use the characteristics of both properties, and provide an acceptable level of accommodation.



39A Eastfield Lane



41 Eastfield Lane

The proposed dwelling is a modest two-bedroom chalet property, with the two bedrooms on the first floor along with a bathroom. The ground floor is open planned with a shower room off the entrance hall.

To reduce the overall height of the proposed dwelling, the storey heights on the ground and first floor have been reduced to 2300mm. The eaves are at the normal height with the soffit level being to the top of the windowframe, which are at a standard height of 2100mm internally. The ridge height is only 6 metres, which is low for a dormer bungalow.

The ground floor level was also considered, as the ground floor of 39a Eastfield Lane is 75mm higher than 41 Eastfield Lane, and since the new dwelling will require too provide level access, the proposed building has been set at 75mm below the floor level of 41 Eastfield Lane. This makes the proposed eaves line lower than the adjoining dwellings.

The dimensions of the ground floor footprint determine the shape of the roof to allow rooms to be formed in the roof space. The width of the proposed dwelling make the ridge span from the front to the back impractical, as insufficient height in the roofspace would be achieved, and the proposed dwelling would appear contrived and out of place, as 41 Eastfield Lane has the ridge spanning across the site. The proposed roof design is based on having the roof span from front to back with the ridge of the roof parallel to the road, and the pitch of the roof is 37 degrees. The front bedroom has two dormer windows, and the rear bedroom has a raised collar roof extension. All rooms upstairs will have part of the ceiling sloping, with the bathroom having a roof light. The ridge height has been kept as low as possible, to provide a minimum height in the bedrooms, and to ensure that the roof does not appear too top heavy.



Meadow Lodge, Meadow Close

An example of a new bungalow built in Ringwood showing the same eaves height, and the roof does not have an unwieldy top heavy appearance.

Eastfield Lane is an old established north to south lane, which was cut in half with the construction of the A31 dual carriageway. The northside of Eastfield Lane is an attractive lane, that is a no through road, and serves as the main estate road for the surrounding properties. The footpath is on the other side of the road, and in front of 41 Eastfield Lane is a grass verge, which is 2900mm wide. Eastfield Lane is relatively narrow, and with cars parked on the road, and the bends in the road keeps the traffic speeds low. The additional access point will have good visibility, and will not affect the road safety of other road users or pedestrians. The Hampshire County Council Highways Engineer has no highway objections for the new access.

Ringwood Town Council comments are "Note the planner's concerns but feel the reference to two adjacent bungalows unfortunate as in the context of the street scene they are abnormally small. The current application is a reasonable compromise." They recommend permission, but would accept NFDC officer's decision.

The only concern of the NFDC planners is the front elevation, and how it fits in with the street scene, and provides a visual transition between the neighbouring buildings at 39a and 41 Eastfield Lane. None of these concerns are noted in the outline planning permission, and the proposed chalet bungalow fully complies with the criteria set out in the approved documentation.

The planners are concerned that the proposed dwelling would be unduly intrusive and incongruous in the street scene to the detriment of the character and appearance of the area, and be contrary to policy CS2 of the Core Strategy for the New Forest District outside the National Park. However policy CS2 was only adopted in October 2009, therefore how much this affects the previously approved outline planning permission is questionable. The proposed dwelling is well designed to respect the character, identity, of its surroundings, and provides well-designed, safe, attractive private space that compliments the dwelling. The dwelling is also accessible to those with disabilities, and designed to minimise the opportunities for anti social and criminal behaviour with its gated private space, and parking visible from the kitchen window.

As noted above, Eastfield Lane is made up of a random mixture of varying designed dwellings, and unfortunately the two adjacent bungalows are a contrived design to fit into the plots, and are a poor example of bungalows with their high eaves and low hipped roof, and high floor level creating a high step into the dwelling, and are out of keeping with the existing street scene, making any new adjacent dwelling very difficult to blend in with the abnormally low adjacent bungalows, and the proposed dwelling is a good compromise, and does not appear awkward in design, and provides a satisfactory visual transition between the neighbouring buildings at 39a and 41 Eastfield Lane.

The planning proposal made a serious attempt to comply with the Outline Planning Approval, and the NFDC planning refusal should be corrected, with this planning appeal.