

GROUNDS OF APPEAL

PROPOSED NEW HOUSE (PLOT 14B) WITH ASSOCIATED ACCESS, LAND OF 14 GRAVEL LANE, RINGWOOD, HAMPSHIRE BH24 1LL

Proposal

SEVERANCE OF EXISTING SITE TO FORM BUILDING PLOT INCLUDING DEMOLITION OF EXISTING DETACHED GARAGES AND ERECTION OF 1 NO 3 BEDROOM DWELLING HOUSE, 14B, WITH NEW CROSSOVER AND CROSSOVER TO EXISTING PROPERTY AT 14 GRAVEL LANE AND FORMATION OF NEW GARAGE SPACE

Site

The site occupies a prominent corner plot at the junction of Gravel Lane and Orchard Close within a residential area to the North of Ringwood Town centre and is within easy walking distance of the shops and local amenities. The immediate area is characterized by grass verges, and a variety of trees.

The 0.13 hectare site has an existing 3 bedroom dwelling house which it is understood was built for the Church Commissioners and was occupied by the local Curate.

The external walls are brick with pan tiles to the roof. There are also two symmetrical brick chimney stacks. There is a timber, brick and glass conservatory to the rear of the property.

The approach access from Gravel Lane is up a slight incline through twin wrought iron gates to a gravel drive and forecourt.

The site is surrounded on all sides by mature hedging with a variety of existing trees and shrubs as indicated on the plan. There is also a shallow pond adjoining the house.

There are two detached garages to the east of the house, one a brick built garage with tiles matching the main house and the other a sectional concrete garage with corrugated sheeting to the roof.

The grounds of the house are mainly laid to lawns with some shrubs, roses and vegetable plants, a crazy paved patio area and gravel approach drive with forecourt.

Reference has been made to the adopted New Forest District Local Plan.

The applicant is the site owner and have had due regard for the surroundings and adjoining owners when considering the siting of the new dwelling.

In considering the potential development of the site of no.14 the client has had due regard for surrounding housing densities and all the matters further described below. It appears that this site has not yet achieved its realistic development potential as described in PPG3 and that the severance and the proposed formation of the additional plot with dwelling, no.14B, is a reasonable use of the land. It is the clients wish to refurbish and retain the 'Curates House' at no.14 and thereby enhance the sustainable nature of the whole proposal.

The character of the surrounding properties is diverse, predominately two storey in height with brick and tile dwellings in Orchard Close to the North of the site; to the South lies Manor Court with dwellings having brick to the ground floor elevations and shiplap timber or plastic to the first floor with interlocking concrete roof tiles; there are single storey garage blocks relating to Manor Court and accessed off Gravel Lane which no 14 overlooks; to the West of the site lies the Whitegates Residential Care Home and Residences, a terrace sheltered housing development fronting Gravel Lane, with brick plinth, cream render elevations and slate roof tiles with dormer

windows, with at no 7 Gravel Lane, Georgian style brick properties with parapet and small pane timber windows set behind a high hedge; Orchard Close properties directly to the North are red brick detached or terraced houses with rendered banding and dwarf garden walls in brick.

In accordance with Policy DW-E1 the proposal seeks to respect the height of the existing dwelling at no.14 with the ridge to no 14B being lower.

Garden areas are planned on the East and South of the property making full use of the existing hedge and mature trees.

A 'red' brick is proposed to the ground floor elevations with final selection being agreed with the Planning Officers. The introduction of waney edge boarding to the perimeter of the property at first floor aids the natural setting and will help the sustainability aspect of the project.

Solar panels are introduced to the South facing elevation of the concrete tiled roof and there is a brick chimney, serving a wood burner in the living room, all hopefully, to save on energy input.

A treated sustainable s.w. bicycle store for 2 bikes is provided adjacent to the dwelling with paved access.

In accordance with Policy DW-E2, Density And Mix of Housing Development, the whole site would support residential accommodation equating to 3.9 units. (at a density of 30 dwellings per hectare)

The dwelling has been sited to preserve the maximize use of the garden areas with ease of access from Orchard Close.

Footpaths are indicated leading to the bicycle store and washing line with a paved patio area to the lounge and dining room. A gravel drive with forecourt is illustrated with a paved margin at the junction of the existing tarmac road and the gravel.

The building materials are to be facing brickwork to ground floor and chimney, treated waney edge horizontal boarding at first floor, interlocking concrete roof tiles with stained and treated s.w. timber double glazed windows. The eaves project 450 mm to enhance the character and give a deep shadow line to the perimeter.

The dwelling is designed so that all potential users are able to enter the site, move around the area and enter the building. In particular the main entrance door will be approached by a ramp set at 1.20 with level access threshold. The entrance door to be designed to comply with Part M of the Building Regulations including the internal circulation and ground floor W.C. accommodation.

Approach to the dwelling will be logical, simple and obvious to use and is taken off the existing Orchard Close. Pedestrian and vehicular access to the proposed new property is from Orchard Close.

The Town Centre is within easy, safe, walking distance of the site and there is a National and Local Bus station providing regular services to London, the South Coast and surrounding Towns.

A new vehicular and pedestrian access to the existing house, no 14, is indicated off Orchard Close with an associated parking/garage space.

New Forest District Councils Reasons for Refusal are as follows:-

1. The proposed development is contrary to policies CS2, CS7, CS15 and CS25 of the Core Strategy for the New Forest District outside the National Park in that:

(a) by virtue of its orientation and close siting in relation to Orchard Close and its size, scale and form, the proposed dwelling would have a cramped appearance on the site and would have an awkward and harmful relationship with the existing dwelling at number 14 Gravel Lane and to Orchard Close that would appear visually imposing and incongruous in the street scene to the detriment of the character and appearance of the area.

(b) it would fail to secure appropriate provision towards public open space in order to meet the public open space needs of the occupants of the proposed development.

(c) it would fail to secure appropriate provision towards affordable housing.

2. The proposed development is likely to impose an additional burden on the existing transport network which would require improvements in order to mitigate the impact of the development. In the absence of any contribution towards the costs of the necessary improvements to enable the additional travel needs to be satisfactorily and sustainably accommodated, the development conflicts with the objectives of policy CS24 of the Core Strategy for the New Forest District outside the National Park.

The Appellant has carefully considered the above but respectfully disagrees for the following reasons:-

It appears clear that NFDC has no objection to the principle of sub-dividing the existing land and providing a dwelling upon the site in question. For ease of reference the objections are repeated below in underlined italics with our riposte immediately following.

1(a) by virtue of its orientation and close siting in relation to Orchard Close and its size, scale and form, the proposed dwelling would have a cramped appearance on the site and would have an awkward and harmful relationship with the existing dwelling at number 14 Gravel Lane and to Orchard Close that would appear visually imposing and incongruous in the street scene to the detriment of the character and appearance of the area.

The main two storey North facing facade of the proposed building is set back approx. between 3.4 and 7.6mtrs from the carriageway of Orchard Close and is largely concealed from view at ground level by an existing 1.9m high mature hedge. The roof ridge line is set 250mm below that of the existing house and pitched at 27.5deg. which will reduce the building impact on Orchard Close.

No.14, the building being retained, has its principal rooms facing due South i.e. the sitting room, the conservatory and breakfast room on the ground floor and the principal bedroom and bedroom 2 on the first floor; the proposal therefore has no impact on these rooms. The dining room on the ground floor and bedroom 3 on the first floor of the existing house face due North and it is doubtful if the occupants of the existing house will have any view of the windowless West flank wall of the proposed new dwelling. The distance between the existing and proposed dwelling is 2.05mtrs. There is no overlooking from no 14B.

1(b) it would fail to secure appropriate provision towards public open space in order to meet the public open space needs of the occupants of the proposed development.

On the 4th February 2010 the NFDC wrote (we received the letter on the 10th Feb. 2010) informing us that a contribution of **£3,745** would be required towards the provision of public

open space. The NFDC letter further stated 'following the earlier indication of your willingness to enter into an Agreement this letter sets out the steps you need to take to ensure that the application is not refused solely or partly due to the lack of a signed Agreement by the end of the government target period for dealing with the application... We replied on the 15th February 2010 confirming once again our clients willingness to enter into a Section 106 Agreement and confirming our clients solicitors details and confirming our clients willingness to pay the Councils reasonable legal fees @ **£145** per hour exc.VAT.

Therefore citing failure to make an appropriate contribution towards public open space is totally unreasonable as in particular it gives the impression that the Appellant is/was unwilling to do so!

1(c) it would fail to secure appropriate provision towards affordable housing.

On the 4th February 2010 the NFDC wrote (we received the letter on the 10th Feb. 2010) informing us that the affordable housing contribution **had not yet been determined** and that the Planning Officer was taking advice on this matter. The NFDC letter further stated'following the earlier indication of your willingness to enter into an Agreement this letter sets out the steps you need to take to ensure that the application is not refused solely or partly due to the lack of a signed Agreement by the end of the government target period for dealing with the application... We replied on the 15th February 2010 confirming once again our clients willingness to enter into a Section 106 Agreement and confirming our clients solicitors details and confirming our clients willingness to pay the Councils reasonable legal fees @ £145 per hour exc.VAT.

Therefore citing failure to make an appropriate contribution towards affordable housing is totally unreasonable as in particular it gives the impression that the Appellant is/was unwilling to do so! At the time of making this Appeal the client still does not know what, if any affordable housing contribution is payable. In the absence of any information from NFDC we request that the Inspector consider putting a nil figure on this element of the already burdensome contributions.

2. The proposed development is likely to impose an additional burden on the existing transport network which would require improvements in order to mitigate the impact of the development. In the absence of any contribution towards the costs of the necessary improvements to enable the additional travel needs to be satisfactorily and sustainably accommodated, the development conflicts with the objectives of policy CS24 of the Core Strategy for the New Forest District outside the National Park.

On the 4th February 2010 the NFDC wrote (we received the letter on the 10th Feb. 2010) informing us that a contribution of **£3,504.90** would be required towards transportation. The NFDC letter further stated'following the earlier indication of your willingness to enter into an Agreement this letter sets out the steps you need to take to ensure that the application is not refused solely or partly due to the lack of a signed Agreement by the end of the government target period for dealing with the application... We replied on the 15th February 2010 confirming once again our clients willingness to enter into a Section 106 Agreement and confirming our clients solicitors details and confirming our clients willingness to pay the Councils reasonable legal fees @ **£145** per hour exc.VAT.

Therefore citing failure to make an appropriate contribution transportation is once again totally unreasonable as in particular it gives the impression that the Appellant is/was unwilling to do so! We feel it reasonable that the NFDC indicate where, how and when the transport improvements that they say are likely to be needed are to take place

Conclusion

The proposed scheme is a serious attempt to provide a 3 bedroom family home incorporating solar heating and sustainable materials where practical and retaining landscaping features of the site without compromising the needs of adjoining owners or unduly impacting the street scene.

We therefore respectfully request that the Inspector overturn the Council's decision and grant permission for this modest proposal.

C. P. DAVISON, R.I.B.A.

NEW FOREST DISTRICT RELEVANT POLICY

New Forest District (outside the National Park) Core Strategy: Adopted 26 October 2009
32

Policy CS2 Design Quality

New development will be required to be well designed to respect the character, identity, and context of the area's towns, villages and countryside.

All new development will be required to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities.

New development will be required to:

- (a) provide public and private spaces that are well-designed, safe, attractive, and complement the built form;
- (b) be accessible to those with disabilities, and designed to minimise opportunities for anti-social and criminal behaviour;
- (c) incorporate well integrated car parking, and pedestrian routes and, where appropriate, cycle routes and facilities; and
- (d) provide appropriate green spaces and landscaping (see Policy CS7 below).

New buildings should be flexible to respond to future social, technological and economic needs.

All new buildings should be designed to meet sustainable building standards and utilise Sustainable Urban Drainage systems (SUDS) wherever practical.

New homes should be built to a standard capable of adaptation to enable people to remain in their homes in old age. All new homes constructed after 1st January 2013 (2011 for affordable housing) should be built to Lifetime Homes Standard.

6.2.3 Meeting the requirement of Policy CS4 (Energy and Resource Use) will be integral to achieving good design.

6.2.4 The use of Design and Access Statements as a means of securing good quality design will be promoted.

6.2.5 An adopted Supplementary Planning Document "Housing design, density and character" (NFDC, 2006) sets out an approach to good design that will be sensitive to the character of the Plan Area's towns and villages. This will be revised to take on board the policy changes in this Core Strategy.