

Appeal Decision

Site visit made on 22 November 2016

by Elizabeth Lawrence BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29 November 2016

Appeal Ref: APP/B1740/D/16/3159975

Carmaclan, Green Lane, Blackfield, Southampton, SO45 1YG.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Haynes & Gallagher against the decision of New Forest District Council.
 - The application Ref 16/10958 dated 8 July 2016, was refused by notice dated 2 September 2016.
 - The development proposed is for a two storey side extension to form annexe, external alterations to existing property (dormers, windows and walls) and new detached single storey garage.
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Decision

1. The appeal is dismissed insofar as it relates to a new detached single storey garage. The appeal is allowed insofar as it relates to a two storey side extension to form annexe, external alterations to existing property (dormers, windows and walls) and planning permission is granted for a two storey side extension to form annexe, external alterations to existing property (dormers, windows and walls) at Carmaclan, Green Lane, Blackfield, Southampton, SO45 1YG in accordance with the terms of the application, Ref 16/10958 dated 8 July 2016, so far as relevant to that part of the development hereby permitted and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The two storey side extension to form annexe and external alterations to existing dwelling (dormers, windows and walls) hereby permitted shall be carried out in accordance with the following approved plans: 2016/01 Revision C and 2016/02.
 - 3) The external materials to be used in the construction of the extension hereby permitted shall match those of the host dwelling.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and the street scene.
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Reasons

3. The Appeal property is located on the west side of Green Lane, which is characterised by a diverse range of detached bungalows, chalet bungalows and two storey houses. The roof designs of the dwellings are varied and include an assortment of gables, full hips and half hips, as well as flat and pitched roof dormer windows and roof lights. The gaps between individual dwellings varies, with some dwellings projecting up to their side boundaries and others set in to allow vehicular access to garages located to the side or rear of the dwellings.
4. The dwellings are typically set back from the highway behind boundary hedges and some benefit from generous sized front gardens. They are separated from the wooded strip and open countryside to the east by Green Lane, which is a narrow rough surfaced lane with no pavements. These features all contribute to the spacious, informal and semi-rural character of the street scene.
5. Originally a small rectangular bungalow, the Appeal dwelling comprises a modest height dormer bungalow with a large flat roofed rear single storey extension. The dwelling is visually bland and of little architectural merit and occupies one of the larger plots along Green Lane, with generous gardens both to the front and rear.
6. Together and amongst other things the National Planning Policy Framework (NPPF) and policy CS2 of the New Forest District (Outside the National Park) Core Strategy 2009 (Core Strategy) requires new development to be well designed. It should respect the character, identity and context of the area, contribute to local distinctiveness and be sympathetic to its setting.
7. The proposed side extension would project up to the southern boundary of the property leaving a small gap between the resultant dwelling and the dwelling at Clwyd Gwyn. A larger gap would be retained between the Appeal dwelling and the dwelling at Sunnydown. These gaps would not be inconsistent with those found between other dwellings along Green Lane. At the same time the resultant dwelling would be set back from Green Lane by between 18 and 20 metres and its generous sized front garden would provide the dwelling with an open and spacious setting.
8. At the front, the existing roof would extend over the proposed side extension and three dormer windows with wide eyebrow roofs would be introduced into the front roof slope. A front porch with a curved roof would also be introduced and the existing windows would be replaced with traditionally proportioned smaller paned windows. The vertical lines of the proposed windows would balance the strong horizontal lines of the resultant dwelling.
9. In view of the diverse range of roof and dormer extensions in Green Lane and Walkers Lane South the proposed curved roof features would simply add to the varied and informal character of the lane and the surrounding area.
10. To the rear the existing single storey flat roofed extension would be extended to mirror the northern end of the dwelling. Although the resultant rear extension would be large and visually utilitarian, it would be mainly contained between the flank walls of the adjacent dwellings and the proposed replacement fenestration in the rear dormer window would be more discrete than the existing fenestration.

11. As a result of these factors the proposed extension would respect the proportions and height of the existing dwelling, whilst increasing its scale and introducing articulation and individuality. It would respect the diverse character, identity, local distinctiveness and context of Green Lane and the surrounding area. At the same time it would be sympathetic to its setting within a row of individually designed dwellings and in relation to its proximity to the open countryside to the east and the New Forest National Park.
12. The proposed garage would be modest in size and form and would respect the design of the resultant dwelling. However, due to its siting close to the front boundary of the property it would have an enclosing and urbanising impact and would fail to respect the spacious and verdant character of the street scene. Whilst on its own the proposed extension would respect the spacious character of the street scene, together with the proposed garage the overall development would unacceptably harm the spacious and semi rural character and appearance of the area.
13. Although the proposed garage would be partially screened by the existing boundary hedge, this hedge could die back or be removed in the future. Whilst the Appellant has suggested the imposition of a landscaping condition, this would be unlikely to secure full screening in perpetuity and would not screen the proposed garage from the entrance to the property.
14. It is an established planning principle that each proposal should be assessed on its individual merits and in light of the prevailing planning policies. Notwithstanding this, to allow a garage in such close proximity to the lane would make it more difficult to resist similar harmful proposals within the adjacent and nearby gardens.
15. Finally, the Council has suggested the imposition of conditions which require the use of matching external materials and adherence to the submitted drawings. In relation to the proposed extension both of these conditions are necessary to ensure that the extension blends in appropriately with the host dwelling and in the interests of certainty. In relation to the proposed garage such conditions would not satisfactorily address the concerns set out above. These concerns would outweigh the benefits for the Appellant and their family of providing a new garage within the front garden of the property.
16. I conclude that the proposed extension would respect and blend in readily with the character and appearance of the host dwelling, Green Lane and the area. Accordingly it would comply with policy CS2 of the Core Strategy and the NPPF. Conversely, the proposed garage would unacceptably harm the spacious and semi-rural character and appearance of the street scene and would conflict with policy CS2 of the Core Strategy. The proposed extension and the detached garage are both physically and functionally independent. As such I am able to issue a split decision in this case.

Elizabeth Lawrence

INSPECTOR