
Appeal Decision

Site visit made on 22 November 2016

by Debbie Moore BSc (HONS) MCD MRTPI PGDip

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

Decision date: 5th December 2016.

Appeal Ref: APP/B1740/W/16/3155058

Moorland House Rest Home, 20 Barton Court Avenue, Barton-on-Sea, Hampshire BH25 7HF

- 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 John Moore of Moorland House Rest Home against the decision of New Forest District Council.
 - The application Ref 16/10062, dated 14 January 2016, was refused by notice dated 6 April 2016.
 - The development proposed is described as “single-storey rear extension (revised design to that approved by planning permission 14/10268); addition of 4 bays to eastern elevation”.
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Decision

1. The appeal is allowed and planning permission is granted for a “single-storey rear extension (revised design to that approved by planning permission 14/10268); addition of 4 bays to eastern elevation” at Moorland House Rest Home, 20 Barton Court Avenue, Barton-on-Sea, Hampshire BH25 7HF in accordance with the terms of the application, Ref 16/10062, dated 14 January 2016, subject to the conditions attached in the schedule to this decision.

Procedural Matter

2. The proposal comprises a single storey rear extension, four bay extensions with associated private gardens and alterations to the car parking area. The Council’s has confirmed that the single storey rear extension is acceptable, and there are no specified concerns about the car parking area. I have therefore confined my consideration of this appeal to the bay extensions and gardens only.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the building and the wider area.

Reasons

4. The appeal relates to a large detached building, which is currently used as a residential care home, located within a corner plot. Barton Court Avenue is described in the Council’s Supplementary Planning Document (SPD) ¹ as a showpiece avenue made up of individual dwellings, either large bungalows or

¹ New Milton Local Distinctiveness Supplementary Planning Document adopted June 2010

more typically suburban villas set back from the pavement which is itself separated from the carriageway by a green verge. The SPD identifies the key defining elements to inform new development proposals. These include the consistent set back of the built form, individually designed buildings within proportionate spatial settings, consistent rhythms, and planted front, side and rear gardens.

5. The existing building is a large and prominently located building, although its relatively high boundary walls provide an element of screening. The proposed bay extensions would be located at regular intervals on the east elevation, facing Barton Court Avenue. They would be single storey and would project for 2.1m. Each bay would have a fully hipped roof with full length glazed front doors.
6. The bay extensions would be proportionate in terms of size and scale, and the proposed window and roof design would be consistent with the character of the existing building. Also, the consistent rhythm of the existing building, set by the brickwork piers, would be retained through the even spacing of the bays. The building's vertical emphasis would be unaffected by the proposed development which would reflect this architectural style.
7. There is no clear and defined building line, on this part of the road, which would be interrupted by the development. The bay extensions would project towards the road, but the prominence of the extensions would be limited due to their modest size and the half-canted design. Moreover, the extensions would not be highly visible in views from the road due to the screening provided by the boundary walls. The extensions would provide interest to an otherwise bland front elevation and would retain the integrity of the building. Also, the additional front gardens would enable more planting which is characteristic of Barton Court Avenue.
8. I have considered the concerns relating to the erosion of amenity space. However, the proposal would make a more effective use of this part of the site as private gardens which would improve its overall appearance.
9. I am referred to a previous appeal². Although the plans are not before me, it is clear that the previous scheme involved a significantly larger extension than the current proposal. In any event, every application or appeal must be considered in the basis of its own merits. In this case, I conclude that the proposed development would not have an adverse effect on the character and appearance of the host dwelling and the wider area. It would meet the aims of Policy CS2 of the Core Strategy³, and the SPD, in that it would be a well-designed and would respect the special characteristics of the local area.

Conditions

10. In addition to the standard time limit condition, I have specified the approved plans as this provides certainty. I have imposed materials and landscaping pre-commencement conditions. These are necessary and justified, due to the location of the site, to protect the character of the area.

² Ref APP/B1740/A/11/2161204 dated 5 January 2012

³ New Forest District Council Local Development Framework: Core Strategy adopted October 2009

11. I have imposed a condition to ensure the car parking and turning area is laid out, which is necessary to ensure safe and suitable access to the site can be achieved for all people.

Conclusion

12. For the reasons given above, the appeal is allowed.

Debbie Moore

Inspector

Schedule

Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site Plan Drawing No: 13-T1850/007 dated Dec 2013
 - Proposed Block Plan Drawing No: 15-T2448/009 Rev B dated Nov 2015
 - Existing Ground Floor Plan Drawing No: 13-T1850/001 dated Nov 2013
 - Existing Elevations Drawing No: 13-T1850/003 dated Nov 2013
 - Proposed Ground Floor Plan Drawing No: 15-T2448/004 Rev C dated Nov 2015
 - Proposed First Floor Plan Drawing No: 15-T2448/005 Rev A dated Oct 2015
 - Proposed Elevations Drawing No: 15-T2448/006 Rev C dated Nov 2013
- 3) No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.
- 4) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - i) the existing trees and shrubs to be retained;
 - ii) a specification for new planting (species, size, spacing and location);
 - iii) means of enclosure and/or boundary treatments;
 - iv) hard surfacing materials;
 - v) an implementation programme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with the agreed implementation programme.
- 5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 6) The development hereby permitted shall not be occupied until space has been laid out within the site, in accordance with drawing no. 15-T2448/009B, for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. That space shall thereafter be kept available at all times for those purposes.