

Appeal Decision

Site visit made on 22 May 2017

by Elizabeth Lawrence BTP MRTPI

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

Decision date: 26 May 2017

Appeal Ref: APP/B1740/D/17/3171879

2 Studley Avenue, Holbury, Southampton, SO45 2PP.

- 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 M Reeves against the decision of New Forest District Council.
 - The application Ref 16/11540 dated 7 November 2016, was refused by notice dated 23 December 2016.
 - The development proposed is for a part single, part two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a part single, part two storey side extension at 2 Studley Avenue, Holbury, Southampton, SO45 2PP in accordance with the terms of the application, Ref 16/11540 dated 7 November 2016, 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 development hereby permitted shall be carried out in accordance with the following approved plans: reev sht 1 Revision X, reev sht 2 Revision X and reev sht 3 Revision X.
 - 3) The external materials to be used in the construction of the extension hereby permitted shall match those of the host dwelling.

Main Issues

2. The first main issue is the effect of the scheme on the character and appearance of the host dwelling and the street scene. The second main issue is the effect of the scheme on the living conditions of the occupiers of 4 Studley Avenue (No.4), with particular regard to privacy.

Reasons

Character and appearance

3. The Appeal site is situated within a modern housing area which comprises a diverse range of small groups of uniformly designed terraced and semi-detached two storey family dwellings. The Appeal site occupies a prominent
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position adjacent to the junction of Studley Avenue and Holbury Drive. It benefits from a particularly wide plot and sits at the end of three pairs of uniformly designed chalet style two storey semi-detached dwellings. Currently there is an attached single storey flat roofed extension located to the side of the dwelling. Whilst modest in form and appearance, its utilitarian form and detailed design has a negative impact on the character and appearance of the host property and the street scene.

4. Together and amongst other things the National Planning Policy Framework (NPPF) and policy CS2 of the Core Strategy for the New Forest District Outside the National Park (Core Strategy) require new development to be well designed. It should respect the character, identity and context of its surroundings and make a positive contribution to local distinctiveness and sense of place. This includes providing public and private spaces that complement the built form.
5. The proposed two storey element of the extension would respect and reflect the character, appearance and detailing of the host dwelling and subject to the use of matching materials would be perceived as part of the original dwelling within the street scene. It would be very similar to the extension at 81 Studley Road, which similarly occupies a prominent corner position adjacent to the Junction of Studley Avenue and Holbury Drive.
6. The proposed single storey cycle/motor cycle store would be modest in size and form and would be recessed behind the front walls of the host dwelling. Where it could be seen, its matching brickwork and pitched roof would respect that of the host dwelling. At the same time it would visually break up the flank wall of the resultant dwelling.
7. Whilst the overall extension would project closer to Holmbury Drive, it would relate appropriately to the front building line of the dwellings to the east, which front Holmbury Drive. It would also be consistent with the spacing of other corner properties within the estate.
8. The proposed balcony to the rear of the extension would be modest in size and form and would add detail to the rear elevation of the dwelling. Although there may be no other balconies in the surrounding area, having regard to the range of house types and materials within the estate, the balcony would be readily assimilated into both the street scene and the rear garden environment.
9. As a consequence, the proposed extension would respect and blend in appropriately with the host building and its surroundings.
10. The Council has suggested the imposition of conditions which require the use of matching external materials and adherence to the submitted drawings. Both of these conditions are necessary to ensure that the proposed extension blends in appropriately with the host dwelling and in the interests of certainty.
11. I conclude on the first main issue that the proposed extension would respect the character and appearance of the host building and the identity and context of its surroundings. As a result it would make a positive contribution to local distinctiveness and would comply with policy CS2 of the Core Strategy and the NPPF.

Living conditions

12. The proposed rear balcony would be sited more than 6.5 metres from the side boundary with No.4, where there is a tall close boarded fence. Due to its siting and modest depth the main aspect from the balcony would be to the west, over the large garden to the rear of the Appeal dwelling. In addition, access to the balcony would be off a bedroom and the balcony itself would be very modest in size. As such its likely use would be limited and it would not lend itself to entertaining groups of people.
13. For these reasons I conclude that the proposal would not result in an unacceptable loss of privacy for the occupiers of No.4. It would therefore comply with policy CS2 of the Core Strategy which seeks to ensure that new development does not have an unacceptable effect on the living conditions of the occupiers of existing dwellings.

Conclusion

14. Having regard to the conclusions on the main issues and all other matters raised the Appeal is allowed.

Elizabeth Lawrence

INSPECTOR