



Appeal Decision

Site visit made on 25 July 2017

by Timothy C King BA(Hons) MRTPI

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

Decision date: 24/08/17

Appeal Ref: APP/B1740/W/17/3172914

226 Southampton Road, Ringwood, BH24 1JQ

- 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 Homer Pardy Developments against the decision of New Forest District Council.
 - The application Ref 16/11154, dated 16 August 2016, was refused by notice dated 9 November 2016.
 - The development proposed is described as '*Alteration and extensions to parent property, plot severance and erection of a detached 3 bedroom house with parking.*'
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Decision

1. The appeal is dismissed insofar as it relates to the proposed house. The appeal is allowed insofar as it relates to the remainder of the proposal and planning permission is granted for a one & two storey rear extension at 226 Southampton Road, Ringwood, BH24 1JQ, in accordance with the terms of the application Ref 16/11154, dated 16 August 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: Drawing Nos 100/1015, 103/1015, 104/1015, 105/1015 and 106/1015 insofar as they relate to the one & two storey rear extension.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building

Main Issues

2. The Council raises no objections to the proposed rear extension to the existing dwelling and I have no reason to disagree with this approach. I note that subsequent to the decision on the appeal scheme the Council granted planning permission for the same extension following a fresh application. Therefore, the main issues are the effect of the proposed detached dwelling on:
 - 1) The effect on the character and appearance of the area; and
 - 2) The effect on the living conditions at No 1 Wessex Road.

Reasons

Character and appearance

3. No 226 Southampton Road is a semi-detached two-storey dwelling. It has a rear garden of considerable depth, although the majority of it has been fenced off from the plot and is now overgrown. It is intended that this area of land, along with a small strip which wraps around the rear of 224 Southampton Road, would together form an L-shaped site on which it is proposed to build a two-storey detached dwelling.
4. An adjoining piece of land, previously severed from 230 Southampton Road, accommodates a bungalow which was granted planning permission in 2009. Although having a larger footprint than that of the proposed dwelling, the bungalow known as 1 Wessex Road, is set well within its site and is accessed via a driveway off the street. This driveway runs immediately adjacent to the appeal site's southern boundary and opens out into the bungalow's curtilage which is relatively wide and spacious compared to the appeal site's more narrow L-shaped form.
5. Access to the proposed dwelling would also be from Wessex Road, and two off-street parking spaces would be provided to the front of the dwelling. However, from my site visit such parking arrangements tend to be characteristic amongst many of the residential properties along both sides of Wessex Road. The front building line of the proposed house would be roughly consistent with the dwellings on the east side of Wessex Road further down the street but, in comparison, its frontage would be significantly narrower than that of many of the street's properties. Although 9 Wessex Road is built hard up against its side boundary it is a corner property and as such does not appear so constrained.
6. A previous proposal to develop a single-storey bungalow on the appeal site, albeit with a slightly narrower opening onto Wessex Road, was dismissed on appeal in 2012 under PINS Ref: APP/B1740/A/12/2168503. The Inspector found that the size and shape of the plot would mean that the bungalow, although modest in size, would appear cramped in its plot. In the current proposal, the dwelling's footprint would be positioned closer to the street and pulled further back from the rear of No 226. However, its flank walls would run very close to the boundaries with No 224 and the adjacent driveway to 1 Wessex Road.
7. The prevailing pattern of development has been altered with the development at No 1 and, to this end, the dwelling would not appear isolated in its setting. Nonetheless, it is the narrowness of the appeal site's frontage and the proximity of the proposed dwelling's flank walls to their respective plot boundaries which is the proposal's main detraction. Although the submitted site block plan shows a reasonably sized rear garden within the northern leg of the L-shaped plot, this would not compensate for the cramped form of development that would result on the section of the plot fronting Wessex Road.
8. Policy CS2 of the New Forest District (outside the National Park) Core Strategy (2009) (CS) requires new development to contribute positively to local distinctiveness and sense of place. Although there are a variety of dwelling types and sizes in Wessex Road their footprints are generally relative to the respective sites' size limitations. However, in this particular instance, the

dwelling's footprint would be out of proportion with the width of the plot and this would not make for the positive contribution to the area which the policy requires. It would have an adverse effect on the street scene and, although the appellant indicates that sympathetic building materials would be used this would not mitigate the harm that would result.

9. On this basis, I conclude that the proposed dwelling would be harmful to the character and appearance of the surrounding area. Therefore, it would materially conflict with CS Policy CS2 and the guidance within the Ringwood Local Distinctiveness Supplementary Planning Document (SPD), particularly with regard to the significance of plot size. Consequently, it would also fail to accord with paragraph 58 of the National Planning Policy Framework, which aims to ensure development responds to local character and reflects the identity of its surroundings.

Living conditions

10. The west facing outlook from 1 Wessex Road is one of openness across the rear gardens of Nos 226 and 224. The bungalow has windows facing the appeal site and part of its garden abuts the shared boundary. However, the north flank of the proposed dwelling would be positioned at a point roughly in line with the south flank of No 1 and as such the direct outlook from No 1's windows would not be impeded. The proposed dwelling would be clearly visible from No 1, but with both buildings set back from the common boundary, its two storey height would not lead to an overbearing or oppressive relationship. Further, due to the position of the proposed dwelling to the west of No. 1 and its limited impact on No 1's southern aspect, any resultant loss of sunlight or daylight thereto would not be so significant as to render the development unacceptable on such grounds.
11. Accordingly, I conclude that the proposal would not cause unacceptable harm to the living conditions at No 1 Wessex Road, with regard to outlook, sunlight and daylight. Therefore, it would satisfy the objectives of CS Policy CS2 which serve to safeguard against undue impact from unneighbourly developments.

Other matters

12. The appellant cites CS Policies CS1 and CS10 which promote sustainable forms of development. Whilst the site is located within the settlement of Ringwood, I have no substantive evidence before me as to how the proposed dwelling would achieve the other aspects of sustainable development. Therefore, there is little to weigh against the harm identified.
13. The appellant has made reference to the intended redevelopment of the existing commercial unit at Nos 3-5 Wessex Road. Here, by way of a recent planning permission the existing L-shaped single-storey building would be demolished and replaced with a two-storey building set back into its spacious site. However, save for the proposed building's two-storey form, there are little, if any, parallels to be drawn between this and the appeal proposal, which relates to a much more constrained and limited site. Accordingly, I do not consider that this planning permission lends support to the appeal proposal and I afford it little weight.

Conclusion and Conditions

14. I have considered all the matters raised but these have not affected my conclusions. Although I have found that the proposed dwelling would not be harmful to the living conditions of the occupiers of 1 Wessex Road, this is outweighed by its impact on the street scene and the character of the area. However, the proposed extension is acceptable and would be severable from the remainder of the proposal. Therefore, I conclude that the appeal should be allowed in relation to the proposed extension to the existing dwelling. However, for the reasons given above, and taking account of all other matters raised, in relation to the proposed detached house, access and parking, I conclude that the appeal should be dismissed.
15. In terms of conditions, apart from the statutory time limit, in the interests of certainty I impose a condition requiring that the proposed extension is implemented in accordance with the approved plans. Also, to ensure a satisfactory appearance, a condition requiring the use of matching materials on the extension is necessary.

Timothy C King

INSPECTOR