



Appeal Decision

Site visit made on 16 June 2021

by Rachael Pipkin BA (Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 June 2021

Appeal Ref: APP/B1740/D/21/3270291

7 York Place, York Avenue, New Milton, Hants BH25 6BU

- 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 D Hughes against the decision of New Forest District Council.
 - The application Ref 20/11248, dated 5 November 2020, was refused by notice dated 21 January 2021.
 - The development proposed is single storey extension.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposed development on:
 - the character and appearance of the host property and the area; and
 - the living conditions of occupants of 6 York Place, with particular regard to outlook, an increased sense of enclosure and light.

Reasons

Character and appearance

3. Number 7 (No 7) is a modest two-storey property, forming the end property to a short terrace of three identical houses. Each house has a single-storey front porch and high wall, extending a short distance along the boundary with its neighbour. This gives the terrace a uniform appearance. No 7 is next to and set back from a pair of semi-detached houses with a similar design to the terrace. These give the York Place development a cohesive appearance and makes a positive contribution to the character of the area.
4. The proposal would extend across the full-width of the house and project beyond the boundary wall by 2 metres. It would have a dual pitched roof featuring a front facing gable. Due to its width, forward projection and gable feature, the proposed extension would appear as an overly large and dominant addition at the front of this modestly size property. Its roof design would contrast with the simple pitched roof of the host property and would be out of keeping. This would be harmful to the appearance of the host property.
5. The significant forward projection of the proposal in combination with its incongruous design would disrupt the rhythm of the terrace. This would be

harmful to the character and appearance of the terrace. Whilst No 9 has been extended to the front, this does not project beyond the existing boundary wall and also features a more characteristic mono-pitched roof. It is therefore less harmful than the appeal scheme and does not therefore justify the proposal before me.

6. Whilst there is variation in the design of properties along York Avenue, the group of properties within York Terrace form a visually cohesive group which contribute to the character and appearance of the wider area. Despite being set back some distance from York Avenue, they are nevertheless visible and make a positive contribution to the visual qualities of the area.
7. I conclude that the proposed development would significantly harm the character and appearance of the host property and surrounding area. It would therefore conflict with Policy ENV3 of the New Forest District Council Local Plan 2016-2036 Part One: Planning Strategy 2020 (Local Plan). This seeks a high quality of design that contributes to local distinctiveness and respects and enhances local character.

Living conditions

8. Number 6 (No 6) has a single window in its front elevation which appears to serve the main living accommodation of the house. The existing porch and boundary wall to No 7, which extends some 3.5 metres from the front elevation, already impacts this window.
9. The increase in the length of the wall along the boundary in combination with its height would significantly reduce the outlook from this window, resulting in an overbearing form of development and an increased sense of enclosure for occupants of No 6. The length of the front garden would not mitigate this harm.
10. No 7 is positioned to the north of No 6. The increased length along this boundary would be unlikely to impact on sunlight to this window, however, it would be likely to have some effect on daylight to this window. I have been provided with no evidence that demonstrates that this would not be the case.
11. I conclude that the proposal would significantly harm the living conditions of occupants of No 6 with regard to outlook, an increased sense of enclosure and daylight. The absence of objections from this neighbour does not alter my findings in this regard. It would therefore conflict with Policy ENV3 of the Local Plan which requires new development to avoid unacceptable effects by visual intrusion, overbearing impact and shading.

Other Matter

12. The proposal would provide more versatile, long-term accommodation to meet the needs of the appellant and his family. Whilst I am sympathetic to these needs, these are a personal benefit which would not outweigh the harms that I have identified.

Conclusion

13. For the reasons set out above, I conclude that the appeal should be dismissed.

Rachael Pipkin

INSPECTOR