

**Application No: 16/00750/FULL Full Application**

**Site:** 10 Copsewood Road, Ashurst, Southampton, SO40 7DL

**Proposal:** Raise roof ridge height to include insertion of one dormer window to front and one flat roof dormer to rear to facilitate first floor accommodation; 2no rooflights; addition of tile hanging to side

**Applicant:** Miss N Quiney

**Case Officer:** Carly Cochrane

**Parish:** ASHURST AND COLBURY

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP6 Design Principles  
DP11 Extensions to Dwellings  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Ashurst and Colbury Village Design Statement  
Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Requiring good design  
Sec 11 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Ashurst and Colbury Parish Council: Recommend permission. There were no concerns regarding floorspace and it was felt that the proposals were not out of keeping with the local area not with DP6 and the Village Design Statement. There appears to [be] no loss of amenity to neighbouring properties as the gardens are well screened.

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 One letter of support received from the owners of a neighbouring property.

9.2 Three letters of objection from the occupiers of neighbouring properties. The comments made are summarised as follows:

- Ridge height will be higher, and with the dormer windows would be impossible to screen [from my property]. Should the application be passed, the dormer windows should be of obscure glass and be of restricted opening to ensure [our] current privacy.
- The application property overlooks [my] home and the proposed additions will be very intrusive; the dormer windows mean I will lose [my] privacy

## **10. RELEVANT HISTORY**

10.1 None

## **11. ASSESSMENT**

11.1 The application site comprises a brick built, detached bungalow located to the southern side of Copsewood Road, and backing onto properties at Wingrove Road. The property is located within the Defined New Forest Village of Ashurst, however is classed as a small dwelling with an original floorspace of 59 square metres.

11.2 This application seeks planning permission for roof alterations, including changing from hip to a pitch with half hip, therefore raising the ridgeline of part of the roof to the side and creating gable ends. The ridgeline of the main roof would also be raised by 400mm. This would allow the installation of a large flat roofed dormer window to the rear, and a hipped dormer window and 2 rooflights to the front elevation, to create habitable accommodation at first floor level. All materials would match those existing, and the gable ends would be tile hung.

- 11.3 The property is a small dwelling, and is therefore limited to a maximum of 100 square metres of floorspace. The agent has submitted a cross section of the roof to illustrate the floorspace where there is headroom exceeding 1.5 metres in height. As such, it is calculated that the proposal would result in a total habitable floorspace of 94 square metres and therefore the proposal would be compliant with Policy DP11. The main issues under consideration therefore would be the extent to which the proposal would be appropriate to the character and appearance of the original dwellinghouse, the impact upon the character of the wider area and also any potential loss of amenity to neighbouring residents.
- 11.4 The built form of Copsewood Road is comprised of detached bungalows, some of which have added dormer windows to either the front, side or rear elevations to create habitable living accommodation within the roof space; however most of the properties would be classed as small dwellings. As such, properties are limited to a floorspace of 100 square metres so as to retain a modest size capable of making a contribution to the housing stock available; this in turn influences the design of the properties. There is a set degree of spacing between properties; hipped roofs contribute towards the low level built form, and there is a set front building line, with properties primarily comprising open plan front gardens. Copsewood Road is therefore considered to have a set character and appearance. This same character and appearance is also found within surrounding roads; properties along Ashdene Road, Cooper Road and much of Lakewood Road comprise bungalows or chalet bungalows (as a result of the addition of dormer windows) with hipped roofs and a set front building line and property spacing. Overall then, the set character and appearance present in Copsewood Road is also strong throughout the wider surrounding area.
- 11.5 A search of the planning history for Copsewood Road and its surrounding roads shows a number of applications for dormer windows and extensions of the roof to the rear, however none have been received (or indeed approved) which would result in a change in the form of the roof when viewed from the front. It is noted that a scheme similar to the proposed, at 23 Dene Way (ref 14/00512) was granted permission. This site is located approximately 320 metres due south of the application property. However, the case officer in the committee report noted that the dwellings in Dene Way are not of a uniform height, and it is considered that, unlike Copsewood Road, there is not a set character or appearance to the immediate area (junction with Dene Road to end of cul-de-sac of Dene Way). As such, the considerations which led to the permission being granted are different to those being considered as part of this application.
- 11.6 Pages 11 and 25 of the Design Guide SPD seek to ensure development would reflect established scale whilst avoiding

increased impact and enforced grandeur. The guidance on these pages also states the importance of respecting local building types and consolidating local character whilst avoiding the addition of conspicuous bulk and ensuring additional accommodation is allocated to ancillary and modest scale elements. Further, page 29 specifically recognises the need to avoid impact upon neighbouring properties, such as building bulk and loss of light.

- 11.7 Whilst the proposals may comply with the floorspace limitations, it is considered that the changes to the roof to facilitate the additional floorspace would result in an incongruous built form. As aforementioned, whilst a number of properties throughout the area comprise dormer windows, these do not result in the loss of the hipped roof, and therefore the built form is maintained. It is considered that the hipped roofs and spacing between properties gives the illusion of a more spacious layout, despite the respective side elevations of properties being separated by a distance of between 1 to 4 metres. The change to the roof design would result in the formation of gable ends, which would in turn result in a cramped appearance as it would reduce the spacing between properties at roof level.
- 11.8 It is considered that the proposals would result in a development which would obscure the original scale and proportions of the dwellinghouse. The proposal, with the increase in the overall scale of the roof and addition of the gable ends, would be at odds with its original form and also the scale and appearance of the other properties along Copsewood Road and surrounding areas. It is considered that the proposals would fail to adhere to the criteria of the Design Guide in that the development would increase the impact of upper floor accommodation and would not re-enforce local building styles or respect established scale. To grant permission would be to allow works which would erode the visual amenity and character of not only the dwellinghouse but the wider area by altering the appearance of the dwellinghouse in such a way that its defining features which contribute to the overall character and appearance of the area would be obscured. As such, it is considered that the proposal would be contrary to policies within the Core Strategy and Design Guide.
- 11.9 The Parish Council have recommended approval of the application, as it was not felt that the proposals were out of keeping and there would be no loss of amenity. The Parish Council have stated that the proposal would be in line with the Village Design Statement. Page 14 of the VDS states that *'the scale, form and mass of any new development should be in keeping with the surrounding buildings and be sympathetic to the character and appearance and rural outlook of the village'*. As discussed in the above paragraphs, it is not considered that the proposal would be sympathetic to its surroundings.

- 11.10 Three letters of objection have been received from occupiers of neighbouring properties, and concern has been raised with regard to overlooking and loss of privacy as a result of the proposed dormer windows. It is noted, and as aforementioned, that some properties within the area have undergone the addition of dormer windows. As permitted development rights do not allow roof alterations such as this in National Parks, these would have required planning permission if they had been constructed after the National Park designation. The properties to the rear of the application site, at Wingrove Road, are at an elevated ground level in comparison to those at Copsewood Road, and some of these properties feature dormer windows which afford views of the rear gardens at Copsewood Road. It is also considered that the side dormer windows present at properties along Copsewood Road would create the opportunity for overlooking into the rear garden areas of properties at both Wingrove Road and Copsewood Road. As such, it is considered reasonable to suggest that some properties along Copsewood Road and Wingrove Road already experience some degree of overlooking.
- 11.11 However, the proposal for the large dormer to the rear, in conjunction with the raised ridgeline height, would result in a significant number of windows at a level higher than could reasonably be expected when compared with the addition of a dormer to the existing roof of a scale as per the other properties in the area. This results in a greater propensity for overlooking into a wider range of properties. The occupiers of the neighbouring properties have submitted photographic evidence showing the relationship of the rear roof slope of the application site and their respective properties. It is therefore considered that the proposal would result in the propensity for an unreasonable level of overlooking and loss of privacy not currently experienced by these occupiers, and it is therefore considered that the proposal would be contrary to Policy DP11 of the Core Strategy.
- 11.12 It is therefore recommended that the application be refused planning permission.

## **12. RECOMMENDATION**

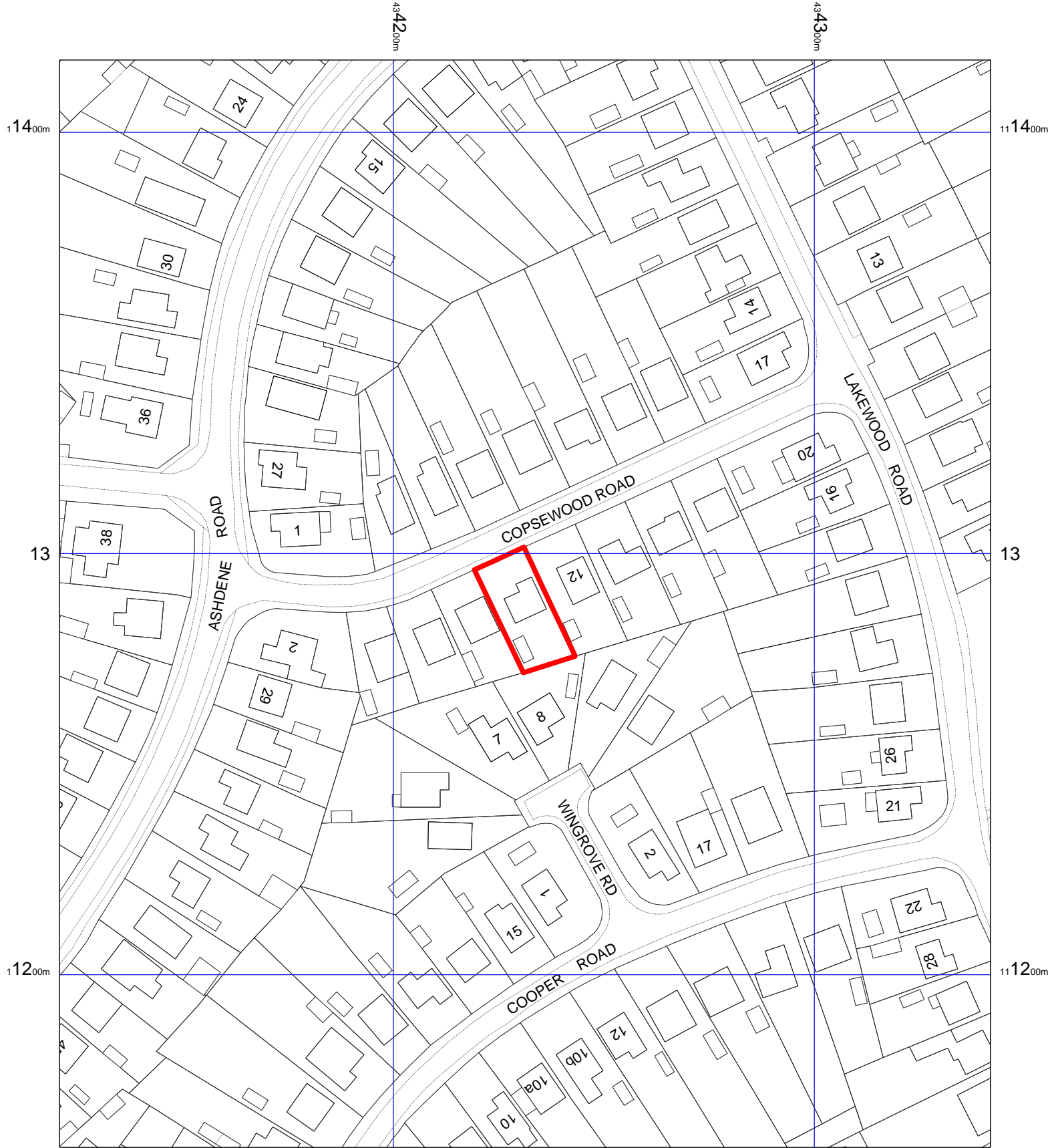
Refuse

### **Reason(s)**

- 1 The proposed extension, by virtue of its incongruous scale, form, massing, design and appearance, would result in a harmful form of development which would be at odds with and have an adverse impact upon the character and appearance of both the existing dwellinghouse and the surrounding area. Cumulatively, similar development would result in a change in the character and appearance of the area which would have a detrimental impact

upon and is out of character with the modest residential scale of the area.

- 2 The proposal would give rise to adverse impacts upon neighbouring amenity with regard to overlooking and loss of privacy which are not considered to be reasonable. The development would therefore be contrary to Policies DP1, DP6, DP11 and CP8 of the New Forest National Park Local Development Framework Core Strategy and Development Management Policies DPD; contrary to the requirements of the New Forest National Park Local Development Framework Design Guide Supplementary Planning Document; and contrary to sections 7 and 11 of the National Planning Policy Framework.



**NEW FOREST  
NATIONAL PARK**

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Date: 29/11/2016

**Ref: 16/00750/FULL**

**Scale: 1:1250**

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