

Application No: 23/00508FULL Full Application

Site: Arniss Farmhouse, Southampton Road, Godshill, Fordingbridge SP6 2JX

Proposal: First-floor balcony

Applicant: Mr Antony Sweeney

Case Officer: Ethan Townsend

Parish: Godshill Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Development Plan Designations

Conservation Area

Principal Development Plan Policies

DP2 General development principles

DP18 Design principles

DP36 Extensions to dwellings

SP15 Tranquillity

SP16 The historic and built environment

SP17 Local distinctiveness

NPPF

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

Supplementary Planning Documents

Design Guide SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Godshill Parish Council: Recommend refusal on the grounds that no light pollution mitigation has been put in place. This would mean that it is contrary to DP2f of the Local Plan which requires that 'development

would not result in unacceptable adverse impacts associated with traffic or pollution (including air, soil, water, noise and light pollution)’ In view of the NFNPA’s aim to acquire International Dark Skies Reserve Status the Parish Council wishes to raise its concerns at the addition of any increase in glazing at height (patio doors) – albeit not affecting neighbours, but it considers that this will certainly have a detrimental impact on the night sky, the life of nocturnal animals along with bats, birds and insects in the locality. The proposal should therefore be considered under DP2f.

5. CONSULTEES

None

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Stables (22/00953FULL) granted on 28 March 2023

Application for a Certificate of Lawful Development for continued use of studio as an independent dwelling (21/00985)- certificate issued (lawful) on 11 April 2022

8. ASSESSMENT

Application Site

8.1 Arniss Farmhouse is a two-storey, detached dwelling accessed via a narrow drive off Southampton Road. The site is located within the Western Escarpment Conservation Area.

Proposed Development

8.2 This application seeks consent for a first-floor balcony over an existing single-storey flat roofed element of the dwellinghouse. The balustrade would be made of clear glass. The doors to access the balcony would be made of wood effect uPVC to match the existing dwellinghouse.

Consideration

8.3 The relevant considerations relate to compliance with Policy DP36; the impact of the proposed development upon the dwelling, its curtilage, and the conservation area; and the impact upon neighbour amenity.

8.4 Policy DP36 of adopted Local Plan relates to extensions to dwellings and requires that all extensions should be appropriate to the dwelling and the curtilage. In this case, the proposed balcony would not result in the overdevelopment of the plot, as the footprint of the dwellinghouse would not be increasing in size. As the property does not lie within any of the four defined villages, the proposal would need to adhere to the floorspace

restriction contained within Policy DP36 of the Local Plan. The Authority's Planning Information Leaflet (January 2022) identifies that, when measuring floorspace for balconies, the covered space below would be included within the floorspace calculations but the floorspace of the balcony itself would not be included. As the balcony would be on an existing single-storey element of the dwellinghouse, it would not result in any additional floorspace at the property. Therefore, the proposal would comply with the floorspace restrictions set out in DP36.

8.5 With regards to the impact on the conservation area and neighbouring amenity, Arniss Equestrian Centre is located to the east of the dwellinghouse. The proposed balcony would be on the west elevation of the dwellinghouse and, due to the screening and distance from the Equestrian Centre, it would not result in any adverse impacts upon amenity. The balcony would be viewed against the existing dwelling and would not have an adverse impact on the character or appearance of the conservation area.

8.6 Godshill Parish Council have recommended refusal due to concerns about light pollution. With regards to light pollution, there is no external lighting proposed for the balcony. The Parish Council have shared concern over the new balcony doors. Whilst this could permit light outwards, light would not project upwards. The alteration from windows to balcony doors would not require planning permission and could be undertaken as permitted development. To ensure that light pollution is mitigated at this site, a condition will be attached to restrict any external lighting at the site. Overall, it is considered that the proposal would not result in an adverse impact upon neighbouring amenity or harm the dark skies of the New Forest in accordance with Local Plan Policies DP2 and SP15.

8.7 The Parish Council have also raised concern over the safety of the access ladder, whilst this is not a planning consideration, it should be noted that this ladder is for an emergency escape and maintenance only.

Conclusion

8.8 The proposal would accord with Policies DP36, DP2, SP15 and SP16 and it is therefore recommended that planning permission is granted subject to conditions.

9. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Development shall only be carried out in accordance with drawing nos: 22214/01, DR1, DR2, and DR3. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

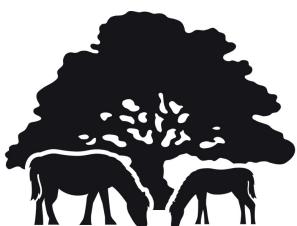
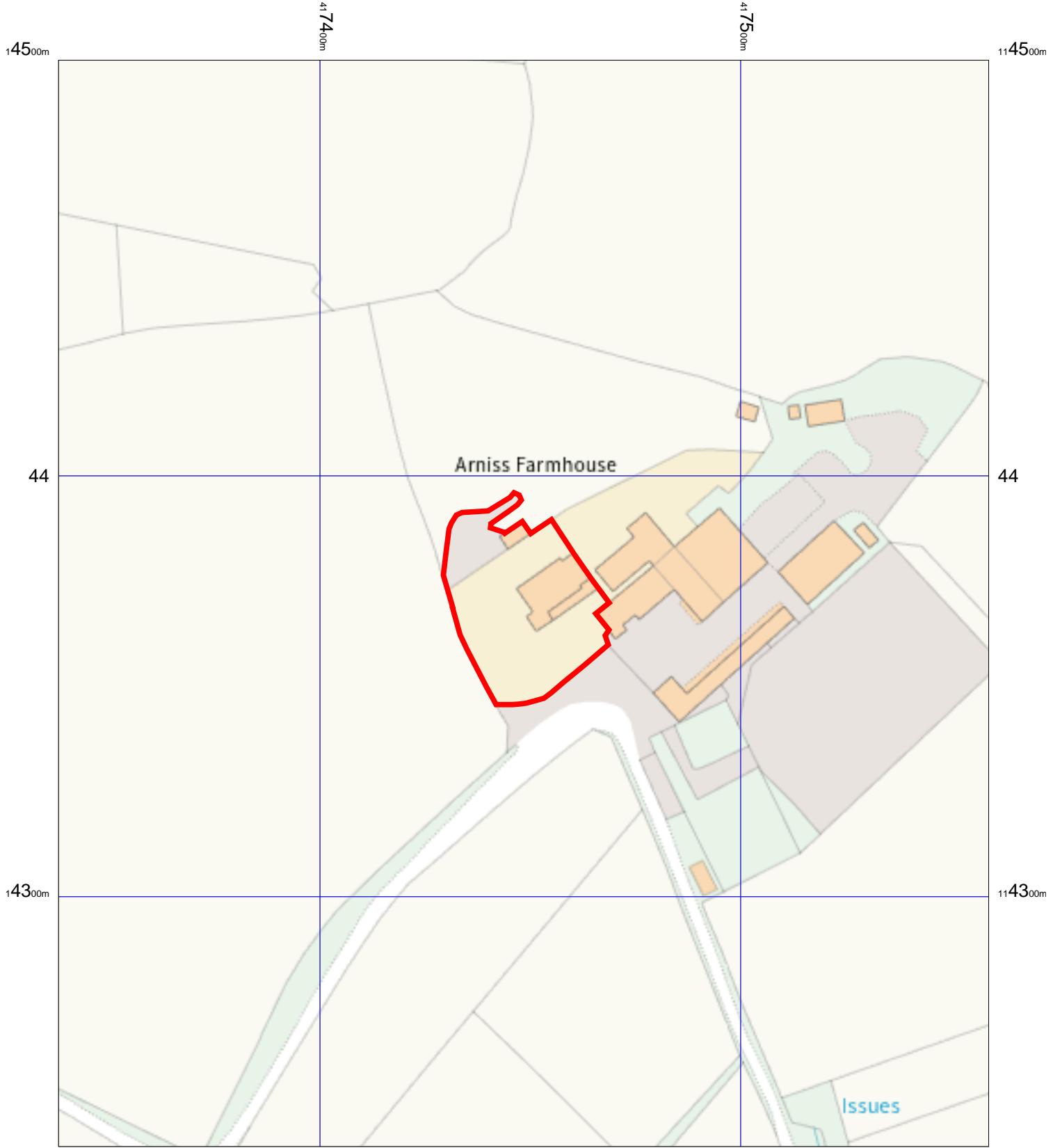
Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

3. The external facing materials to be used in the development shall be as stated on the application form and drawings hereby approved, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

4. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



NEW FOREST
NATIONAL PARK

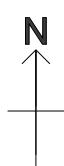
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