

Application No: 25/00836FULL Full Application

Site: Robin Cottage, Alpine Road, Ashurst, Southampton SO40 7AN

Proposal: Two-storey and single-storey rear extensions; porch; outbuilding (existing conservatory and outbuilding to be demolished)

Applicant: Mr & Mrs Nelson

Case Officer: Liz Marsden

Parish: Netley Marsh Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Principal Development Plan Policies

DP2 General development principles

DP18 Design principles

DP36 Extensions to dwellings

SP6 The natural environment

SP15 Tranquillity

SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend refusal for the reasons listed below:

- 1) No concern with demolishing the rather awkward existing side extension and replacing it with new side entrance and porch, nor with the rear extension taken alone.
- 2) However, the scale of development of this plot is excessive when the rear extension is considered together with the double garage and new outbuilding of brick construction also being built under permitted development 25/00467LDGP.
- 3) The double garage and associated parking to front and side would have a detrimental impact on the character and appearance of the street scene and be particularly prominent due to its location on the bend in the road. It would be out of character with other properties in this street, identified as having distinctive character worthy of preserving in the recent work being done for the Conservation Area Review.
- 4) Suitable fencing to the frontage, which is in character with other neighbouring properties, should be a condition of any future consent.

5. CONSULTTEES

None required.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Application for a Certificate of Lawful Development for proposed outbuilding (25/00467LDGP) – Certificate issued (permitted development) on 04 July 2025

8. ASSESSMENT

Application Site

8.1 Robin Cottage is an attractive, two-storey dwelling of a traditional appearance which has been extended previously by a small addition to the rear and a large conservatory to the side. It is set in a roughly 'L' shaped plot, with a longer road frontage than the majority of properties along Alpine Road which is accessed off Woodlands Road.

Proposed Development

8.2 The application seeks consent for the replacement of a single storey addition to the rear and a new extension across the full width of the rear of the cottage at ground floor level with a two-storey element on the eastern side. A new garage is proposed adjacent to the western side of the dwelling. The existing conservatory is to be demolished, together with two existing detached outbuildings (one of which is a garage) in the garden.

Consideration

8.3 The key considerations are:

- The implications for Policy DP36 in terms of floor space;
- Whether the proposed outbuilding is in accordance with the criteria of Policy DP37;
- The design of the proposals and whether they are appropriate to the property and its curtilage;
- The impact on the character and appearance of the streetscene and the surrounding area;
- The impact on neighbour amenity; and
- The impact on ecology.

8.4 The property is not a small dwelling and is located outside of the defined New Forest villages therefore the 30% floor space restriction contained within Policy DP36 applies. There is no planning history available for the property and available evidence from aerial photographs show the conservatory to have been in situ from at least 1999. In the absence of any information to the contrary, the floor area of the conservatory is included as being in existence in 1982 and therefore forms part of the existing habitable floorspace. The proposed extensions would therefore fall within the 30% policy limitation of Policy DP36. It is noted that the proposed porch on the western elevation is slightly over what could be constructed as permitted development and would result in the policy limitation being marginally exceeded, but it is of an open sided design and a condition to ensure that it is not enclosed in the future has been included, in accordance with the guidance contained in the Authority's Planning Information Leaflet: Domestic Extensions and Replacement Dwellings (January 2022).

8.5 Policy DP37 relates to outbuildings and seeks to ensure that they are appropriate in scale and subservient to the main dwelling, required for incidental purposes and would be located within the curtilage of the property without unacceptably reducing the amenity space around it. In this case, the proposed garage would replace an existing double garage, located to the rear of the garden, and be set to the side of the house fronting the road. The proposals, which include the removal of the existing garage (which is the same size as the proposed) and the loss of a previously existing outbuilding, which has already been demolished would, in themselves, result in an overall decrease in the area covered by outbuildings. However, the Parish Council has raised concerns about the cumulative effect of the proposed garage and a new outbuilding that is to be constructed along the western boundary of the site, to the rear of the dwelling. This would be a sizeable structure (with a footprint of around 44 sq. m) but would not significantly reduce the available amenity area to the dwelling. Neither is it considered that the proposed outbuildings would be disproportionate to the dwelling or that the development as a whole (including the proposed extension to the dwelling) would result in the unacceptable overdevelopment of the site. The proposal is considered to accord with Policy DP37.

8.6 In terms of design, the proposed extensions are entirely to the rear of the property and would have very little impact on the characterful frontage of the dwelling. The removal of the conservatory, which is of no particular merit, would have a positive effect on its appearance. The ridge line of the two-storey extension is set lower than that of the existing dwelling, appearing suitably subservient to it and the reduction to single storey on the western side would reduce the bulk of the building. The window at first floor level in the rear elevation has been reduced in size to be more proportionate to the gable end and it is considered that the level of glazing in this north facing elevation is acceptable. The proposed garage is to be of a standard size for a double garage, with a shallow pitched roof and a low-key design, in accordance with the criteria of the Design Guide for outbuildings. The materials to be used would be red brick and natural slate, to match those of the existing dwelling and is considered to be more in keeping with the dwelling than the garage that is to be demolished which is a flat roofed structure with a deep white fascia over the doors.

8.7 With regard to the impact on the character and appearance of the surrounding area, the primary impact would be from the introduction of the garage to the frontage of the site, which would be immediately visible in the streetscene. However, whilst the garage would be visible, it would not be unduly intrusive or out of keeping with the pattern of development along Alpine Road, which is characterised by a variety of dwelling types and designs which, whilst mostly detached, are set quite close together. There are other examples of properties on Alpine Road with garages on the frontage. The proposal would retain similar sized gaps between the properties, there being no change to the east and around a 5m gap between the proposed garage and the adjacent dwelling to the west. There would be glimpses from the road of the rear extension through gaps between the dwellings, but it is not considered that these limited views would have a material or detrimental impact on the character and appearance of the surrounding area.

8.8 In terms of the amenity of neighbouring properties, the most significant element would be the two-storey rear extension, which could have a potential impact through shading or on the outlook of the adjacent bungalow to the east (The Retreat), due to its depth and height. However, there has been a relatively recent extension to the rear of The Retreat, which is located on the boundary between the properties, and extends further back than the rear of the application proposal. This addition effectively precludes views of the proposals from the bungalow and also ensures that any limited increase in shading in the evening, would be restricted to its roof. There would be a new window in the side elevation, facing The Retreat, but this replaces an existing window in substantially the same location, which looks out onto the side elevation of The Retreat. The window would serve the stairwell and is to be obscure glazed, avoiding any limited potential for loss of privacy through overlooking. To the west, there is a substantial hedge between the proposed garage and Bluebell Cottage, which would ensure that there would be no direct impact, particularly given the low height of the garage (slightly less than 4m). Other properties along Woodlands Road are at a sufficient distance not to be directly affected.

8.9 A comprehensive ecological survey has been undertaken and identifies the presence of bat roosts within the dwelling and that a European Protected Species licence will be required. The Authority must therefore be satisfied that the three tests for obtaining such a licence would be met. The first and second tests relate to the work being in the public interest (this is met by its being in compliance with adopted Policy) and there being no satisfactory alternative (the development is the appropriate means of meeting the homeowners' requirements). The third test relates to the maintenance of the conservation status of the population of protected species. Providing the works are carried out in accordance with the recommendations of the ecology report and the requirements of a licence, this test is capable of being met. The report also sets out enhancement measures to be undertaken which, subject to their implementation which can be controlled by means of appropriate conditions, will improve the biodiversity of the area. The proposed development would therefore be in accordance with Policy SP6. Conditions to secure the recommendations of the ecological report and requiring a post development report to be submitted to the Authority are appropriate.

Conclusion

8.10 The proposed extensions to the dwelling and new outbuilding would not exceed policy restrictions and can be accommodated without adverse impact on the character and appearance of the dwelling, the surrounding area or neighbour amenity. The development is therefore in accordance with Policies DP2, SP15, SP17, DP18, DP36 and DP37 of the Local Plan 2016-2036.

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; or

The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan

2016- 2036 (August 2019).

2. Development shall only be carried out in accordance with plans:

nrc sht 2 - Rev A - Proposed plans and elevations

nrc sht 3 - Proposed location and block plan, garage plan and elevations

nrc sht 4 - Proposed site plan

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 match those used on the existing building, 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. The open porch to the side of the dwelling, the subject of this permission, shall at no point be in-filled or incorporated into the main dwellinghouse.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP36 of the New Forest National Park Local Plan 2016 - 2036 (adopted August 2019).

5. The outbuilding the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

6. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report (CC Ecology, dated July 2025) hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

7. Within three months of the completion of the development the ecological mitigation and enhancement measures shall be inspected by an appropriately qualified Ecologist to ensure that they are functional and in accordance with the requirements of the submitted reports. Written confirmation of these measures shall be provided to the Local Planning Authority.

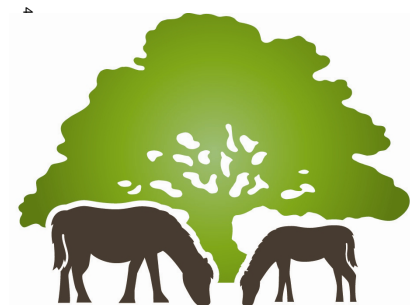
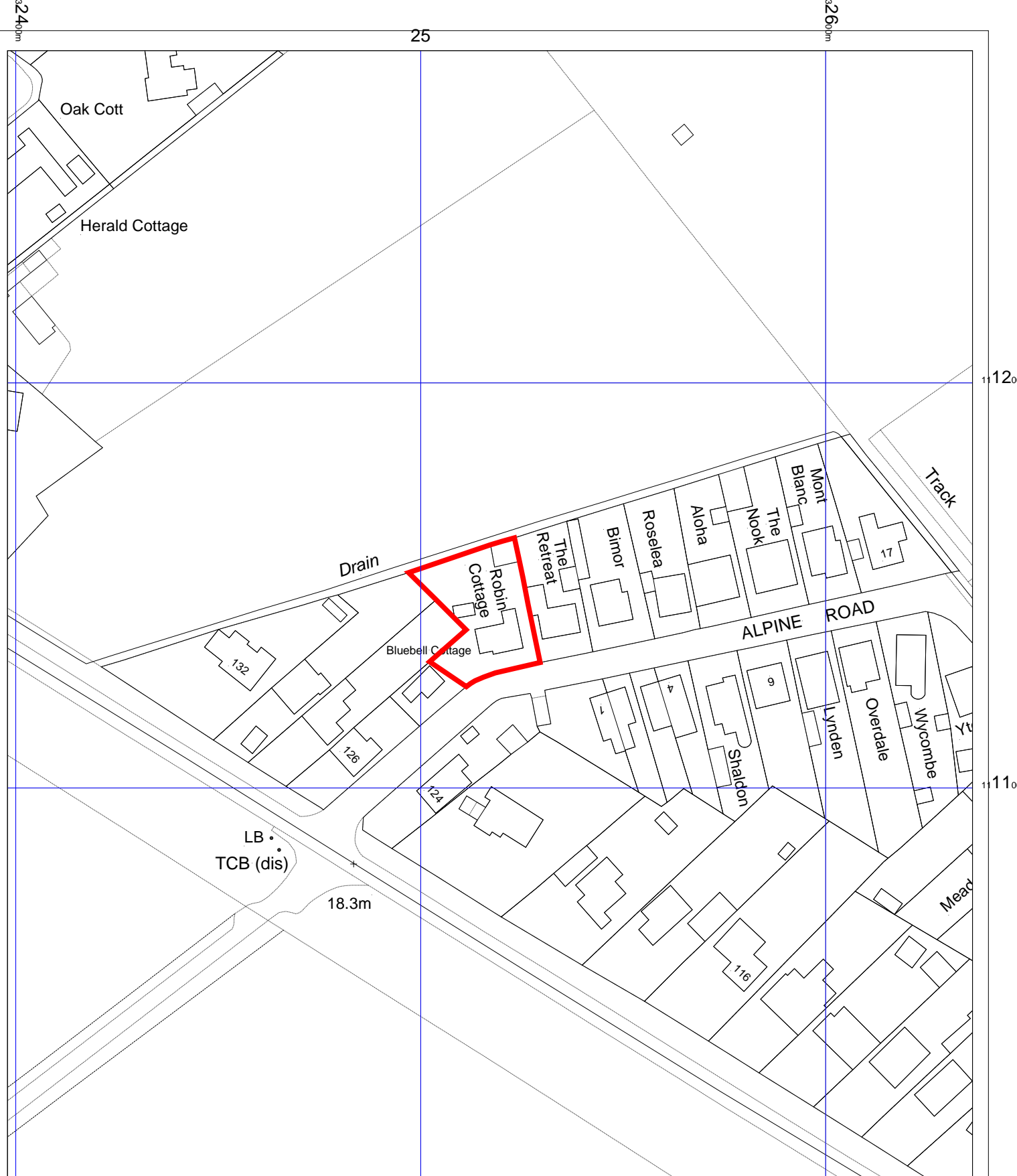
Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

8. 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).

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



**NEW FOREST
NATIONAL PARK**

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