

Supporting Planning Statement

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BROOKSIDE, Ringwood Road, Sopley.

BH23 7BB

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Applicant-

Mark & Sarah Watts

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Avon Project Services

Building Design & Technology

3 Wren Close, Hightown, Ringwood, Hants BH24 3RF

5th MARCH 2024

1. Introduction

- 1.1 This statement is submitted in support of an application to demolish an existing conservatory extension and replace with a new traditionally built extension on a very slightly larger footprint. The applicant's case for seeking planning permission is set out below.
- 1.2 The applicant intends to demolish the existing conservatory and replace with a traditionally built extension in order that the floor space can be opened up internally and used as full habitable living space. Conservatories, particularly those over a certain age are very restrictive in their use; being too cold in the winter and too hot in the summer.
- 1.3 The overall usable internal floor area would increase by approximately five-square meters. The applicant intends to demolish the adjacent garage out-building [which has an internal floor area of approximately fifteen square meters] lying adjacent to the southeastern boundary and approximately four meters from the main dwelling house.

2. Planning History

- 2.1 The survey suggests the dwelling has been extended since first built. Whilst it is not clear when these works were carried out it would appear that they pre-date July 1982.
- 2.2 The only recent application viewable online was decided in 2005 and subsequently built. The application was for a detached outbuilding; reference 86251 FULL. The application is therefore made on the understanding that the property has not used any of its 30% allowance under Local Plan Policy DM20.

3. The Site

- 3.1 BROOKSIDE is **not** a listed building and lies within the Sopley Conservation area, within walking distance southwards of the "Woolpack" public house and its surrounding one-way system.
- 3.2 The dwelling lies on a large plot and has several agricultural type out-buildings within its curtilage, which lie approximately sixty meters to the southwest of the dwelling.
- 3.3 The river Avon flood plain lies just off the southwestern boundary. The property and its land however, have no history of flooding due to its advantageous raised elevation. The GROUNDSURE report commissioned by the applicant for their recent purchase of the property confirms this. *"Ambiental FloodScore™ Insurance Rating: The property has been rated as low risk"*

- 3.4 The property lies within approximately three hundred meters of the Avon Valley SSI.
- 3.5 There are no protected trees on the site. The applicant is currently in talks with neighbours and NFDC with respect to “Pollarding” the existing linden trees on the south-eastern boundary.

4. The proposal

- 4.1 It is proposed to demolish the existing conservatory and replace with a traditionally built extension in order that the floor space can be opened up internally and used as full habitable living space. It is proposed to use matching facing materials to the external elevations.
- 4.2 This proposal with its increase of only five-square meters to the existing dwelling footprint is considered modest. With the demolition of the adjacent (within five meters) out-building of fifteen square meters (which can be lawfully used for ancillary residential purposes), there is a reduction of ten square meters overall. The design respects the character and scale of the existing dwelling and improves living conditions for occupants.

5. Planning Policy

- 5.1 The proposed development is considered to be in accordance with national planning policy and the local development plan as set out below.
- 5.2 The National Planning Policy Framework (NPPF) (2021) applies a presumption in favour of sustainable development. For decision making this means approving development that accords with the development plan or in those cases where the relevant policies are out of date, granting planning permission (paragraph 11).
- 5.3 Policy DM20 of the adopted Local Plan states:

In all cases, development should be of an appropriate design, scale and appearance in keeping with the rural character of the area, and should not be harmful to the rural character of the area by reason of traffic and other activity generated or other impacts.

Replacement dwellings and dwelling extensions should not normally provide for an increase in floorspace of more than 30%. A dwelling may be permitted to exceed the 30% limit provided the increased floorspace will not result in a dwelling in excess of 100 sq. metres floorspace. In all cases proposals should be designed to respect the character and scale of the existing dwelling, and not significantly alter the impact of built development on the site within its setting

6. Planning Considerations

6.1 Impact on Residential Amenity

- 6.2 The single storey extension would have no impact (visual or otherwise) on the residential amenities of the neighbouring properties. It would be a marked improvement on what is currently in place, and results in only a very slight marginal increase of footprint area, being well within the 30% threshold.
- 6.3 The proposal would result in a much more thermally efficient extension to the dwelling (in lieu of the existing conservatory) and this is considered particularly relevant in light of the climate emergency.

7. Conclusion

- 7.1 This is a modest proposal that would provide better and more practical use of the existing floorspace providing a more ergonomic and enjoyable use for occupants. The design and scale of the proposed development is in keeping with the conservation area and will positively enhance the local built environment with the sympathetic use of high-quality external facing materials. There would be no adverse impacts on the residential amenities of neighbouring properties.
- 7.2 The proposal accords with national and local policies, is not in any way harmful to the conservation area and should therefore be supported.