

Bon Vista, Beaulieu Road, Dibden Purlieu SO45 4PT



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1. Site

1.1 The application site contains a detached property within the built-up area of Dibden Purlieu.



2. Site & Planning History

2.1 NFDC website shows the following planning history for the property

Single-storey rear extension; dormer extension; oak frame car port and porch extension

Ref. No: 22/10752 | Validated: Fri 15 Jul 2022 | Status: Decided

Alterations and extension to kitchen and addition of a bathroom with toilet accommodation on first floor

Ref. No: 79/NFDC/12785 | Validated: Thu 05 Apr 1979 | Status: Decided

3. Proposal

3.1 This application seeks permission for single storey side extension to provide a home office and gym.

4. Design

4.1 The primary considerations of this application will be the impact on the street scene and neighbour amenity.

4.2 The works are single storey and therefore subservient to the dwelling and due to an alternative roof design will be less dominant than the previously approved carport (ref 22/10752).

4.3 The extension includes no side facing windows to create overlooking concerns and there are equally no side facing windows on the neighbouring property of Fourways that will be affected by the proposal.

5. Materials

5.1 The proposed materials will be brick, tile and upvc to match the existing dwelling.

6. Parking

6.1 The proposal does not impact on parking requirements or provision.

7. Trees

7.1 The NFDC TPO register indicates two protected trees to the front of the property however there is no evidence of the trees on site and this is confirmed by Google street view images which date back to 2008 which don't show the trees in question.

8. Biodiversity

8.1 The required biodiversity checklist is submitted as supporting information with this application.

9. Flood Risk

9.1 The Environment Agency flood map does not identify the property as being at risk from flooding.

