

Application No: 15/00735/FULL Full Application

Site: Timbertop, Forest Park Road, Brockenhurst, SO42 7SW

Proposal: 2No. new dwellings with garages; demolition of existing dwelling

Applicant: Bryant and Trowbridge Ltd

Case Officer: Deborah Slade

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Conservation Area: Brockenhurst (Waters Green)

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP12 New Residential Development
CP7 The Built Environment
CP8 Local Distinctiveness
DP6 Design Principles
CP1 Nature Conservation Sites of International Importance
CP2 The Natural Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Development Standards SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment
Sec 7 - Requiring good design
Sec 6 - Delivering a wide choice of high quality homes

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Comments on amended plans: Objection. The two houses are acceptable, but the garages are too high and poorly sited within the plot. All vegetation to the northern boundary should be retained to screen the neighbouring property. If approved, the green boundary should be protected by means of conditions and the datum points must be accurately recorded. Any requirement for developer contributions must be incorporated.

Parish Council comments on original plans: Support, but would accept the officer's decision.

8. CONSULTEES

- 8.1 Tree Officer: No objection subject to condition.
- 8.2 Building Design & Conservation Area Officer: No objections to amended plans subject to conditions.
- 8.3 Ecologist: No objection subject to securing mitigation towards New Forest SPA and mitigation and enhancement measures for protected species.
- 8.4 Landscape Officer: No objection subject to clarification about boundary treatment and planting details.
- 8.5 Land Drainage (NFDC): No objection subject to condition on surface water drainage.

9. REPRESENTATIONS

- 9.1 Objection received from 15 local properties:
 - The proposal would not preserve or enhance the Conservation Area. Does not "protect, maintain or enhance" as required by policy CP7. Erosion of verdant and rural character of the area. Urbanisation of streetscene.
 - Houses and garages are too large in terms of mass, bulk, height and siting. Contrary to Policy DP10. Not in-keeping with the character of the area. The garages are too close to the boundary. The proposal would be visually dominant
 - Doesn't "enhance" built heritage of New Forest as required by Policy DP6. Lack of architectural merit of Plot 2.
 - Impact on trees. Attrition of vegetation
 - No additional accesses should be permitted
 - Impact on local road and amenities
 - Roofspaces would be converted to form 3-storey houses
 - Density too great, contrary to DP9.
 - The appeal decision for land at Tanglewood is relevant
 - Affect on surface water drainage and local flooding
 - The proposal would set a precedent for further development

- Impact on outlook and privacy of Stable Courtyard
 - Contrary to first purpose of National Park
 - Plans have been incorrect
 - Contrary to the Conservation Areas Management Plan
- 9.2 Objection received from the New Forest Association:
- The proposal would impact upon the SPA
- 9.3 Objection received from the Friends of Brockenhurst:
- The proposal would not preserve or enhance the Conservation Area
 - Provision should be made for affordable housing
 - The height and location of the proposed garages is unacceptable
 - The proposed houses are too high, too large and too suburban
 - The proposal would erode tree cover
 - Boundary treatment is crucial
 - The proposal would set a precedent.

10. RELEVANT HISTORY

- 10.1 3 no. dwellings with garages; additional accesses; demolition of existing dwelling (15/00529) withdrawn on 24 August 2015
- 10.2 3 no. dwellings with garages; additional accesses; demolition of existing dwelling (15/00420) withdrawn on 24 August 2015

11. ASSESSMENT

- 11.1 The site comprises a detached dwellinghouse, 'Timbertop', and its curtilage extending to 0.37 hectares. The site lies within the Defined Village of Brockenhurst and is also within the Conservation Area. The existing dwelling is modern and of no specific architectural merit. The site is surrounded by large detached dwellinghouses, mostly in spacious plots, as well as the grounds of the Forest Park Hotel.
- 11.2 Permission is sought to replace the existing dwelling with 2 detached dwellinghouses, each within a spacious garden, with associated garage buildings. The dwellings would share the existing access point. In principle the development would comply with Core Strategy policies CP12 and DP9, and full contributions towards affordable housing, open space, transport and ecology have been offered on the additional dwelling, in accordance with Core Strategy policies CP1, DP3 and CP15. These would be secured by a legal agreement prior to any consent being issued.
- 11.3 The dwellings would be large in size, having 5 bedrooms and a floorspace of 280/ 300 square metres of floorspace respectively. The ridge heights would be 8.4/ 9 metres respectively, which is

fairly typical of the type of house proposed. The dwellings would each have their own design identity, loosely Arts and Crafts in style, with high quality traditional materials and timber windows.

- 11.4 The garage buildings would be sited at the front/ side of each plot, where they would not obscure the frontage of the houses. The garages would be 2-bay and 5.7m in height. The houses and garages would be set back over 20m from the frontage of the site, to allow the established tree and vegetation screen to remain intact. Only post and rail fencing is proposed, which would maintain the rurality of the area, and a new planting proposal shows hedges to divide the plot and replacement planting to the northern boundary. At the northern end of the site, one notable Norway Maple would be removed, but this has structural defects and is diseased so there are no objections to this from the Tree Officer. Replacement tree planting is proposed.
- 11.5 Overall the proposal is considered to fit in well with the spacious setting of the area, with a resultant low residential density of 9 dwellings per hectare. The design, landscaping and boundary treatment which has been proposed is all considered to be suitable, and would be secured by planning condition.
- 11.6 In the main there would be sufficient spaciousness between dwellings to maintain neighbouring amenity. The closest dwellings would be the new houses built recently within the grounds of the Forest Park Hotel, which are located at the north of the site. The new Plot 1 would be re-orientated from the old Timbertop and in the main would be further into the site than the existing house. There would be one first floor side window on the northern elevation, serving an en-suite. It could therefore be conditioned that this window should be obscurely glazed and fixed shut to ensure no overlooking. There would be a distance of around 35m between the back of Stable Cottage and the side of the new house at Plot 1. Other dwellings are of greater distance from the proposal, and it is concluded that amenity would consequently be upheld.
- 11.7 Objectors refer to an appeal decision for a site opposite, Tanglewood, where a house was proposed and dismissed at appeal in 2005. In that case, the Inspector cited the uncharacteristically small plot, the limited set-back from the road and the proposal being very close to its side boundary as attributes which rendered the development unacceptable; none of which apply here. Whilst the streetscene would be altered to show glimpses of two houses rather than one (as well as their associated outbuildings) through the trees, it is not considered that this would be to the detriment of the established loose-knit, spacious residential character of the area.
- 11.8 The application is accompanied by a protected species survey which concludes that there is some potential for reptiles and

nesting birds, but that protected species populations would be upheld provided that the suggested mitigation and enhancement measures are carried out; this can be secured by condition.

- 11.9 Overall it is considered that the proposal would provide 2 additional dwellings within the Defined Village without compromising the character of the Conservation Area. The verdant frontage of the site would remain and detailed design of the buildings and layout would be acceptable. Permission is therefore recommended, subject to securing full contributions for 1 additional dwelling prior to consent being issued.

12. RECOMMENDATION

Subject to the prior completion of a section 106 agreement to secure developer contributions towards affordable housing, open space, SPA mitigation and transport, the Executive Director of Strategy & Planning be authorised to grant planning permission subject to the following conditions:

- 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 No development shall take place until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No development shall take place until the following details have been submitted to, and approved in writing by the New Forest National Park Authority:

Typical joinery details including windows, doors, eaves, verge, bargeboards.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the buildings in accordance with Policies DP1, DP6 and CP7 of the

New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The outbuildings 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 DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 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, C or D of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policies DP1, DP6, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 The first floor window on the north elevation of Plot 1 shall at all times be obscurely glazed and fixed shut

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 No development shall take place until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 8 No development shall take place until details of the means of disposal of surface water from the site have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 9 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 DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 10 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking or re-enacting that order, no access, vehicular or pedestrian, other than that shown on the approved plan shall be formed to the site. No cattle grids shall be constructed at the site unless express permission has been granted. No additional hardstanding shall be laid at the site other than as shown on the approved plans.

Reason: In the interests of the character of the area and to ensure no harm to protected trees in accordance with Policies CP2, CP8 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 12 The trees/ hedges on the site which are shown to be retained on

the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement (by Barrell Tree Consultancy, 14434).

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 13 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 14 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 15 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

These areas shall be kept available for their intended purposes at all times.

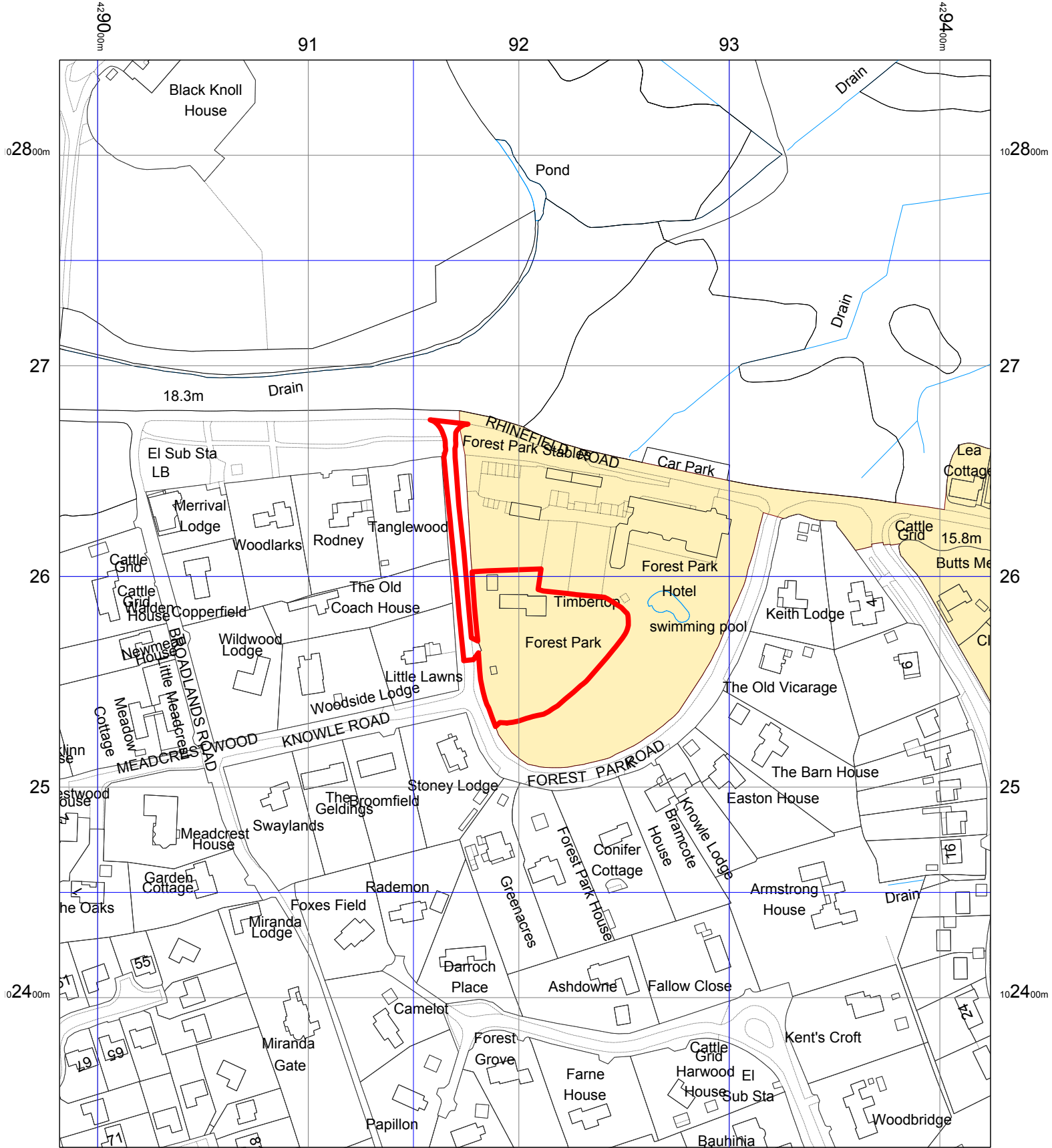
Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

16 Development shall only be carried in accordance with drawings:

14434-BT3, 01, 01 Rev E, 05 Rev E, 06 Rev D, 07 Rev D, 103 Rev D, 105 REV D, 106 Rev C, 2003/1C.

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 CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



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