

Application No: 17/00712/FULL Full Application

Site: The Martins, Balmer Lawn Road, Brockenhurst, SO42 7TT

Proposal: Outbuilding

Applicant: Mr M Ahearn

Case Officer: Daniel Pape

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Site of Special Scientific Interest

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP12 Outbuildings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Object. No objection to the size / design of the outbuilding but are concerned that it lies too close to the boundary / building line with resultant impact on neighbouring amenity.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 None.

11. ASSESSMENT

11.1 The Martins, Brockenhurst is a detached dwelling located to the south of Balmer Lawn Road. There are no properties on the opposing north side of the road, but to both sides of the site are detached dwellings, one of which is used as holiday self-catering accommodation. To the front of the property there is a notable Oak tree and two existing access points with gravel parking area. At present there is no garaging facility.

11.2 The applicant seeks permission for an outbuilding to be used as a garage and home gym. The outbuilding is to be constructed from pine elevations and red tile bitumen roof shingles with a modest amount of fenestration. The outbuilding is to sit on a concrete base with a ridge height of 3.8m and an external footprint of 35m². There is to be a conventional garage door and separate access door.

11.3 Vehicular access to the garage would be from Balmer Lawn Road utilising the existing gate. The existing gravel parking and turning area would need extending, southwards to the Eastern side of the property, by a minor amount to meet the garage door. To facilitate this garage access, a few shrubs would be removed and relocated.

11.4 The Parish Council have recommended refusal for the application raising concern that it lies too close to the boundary/principal building line and that as such it would impact upon neighbour amenity. It is noted however that the Parish Council have not objected to the size or design of the outbuilding.

11.5 Locating a garage to the side of a dwelling is common along Balmer Lawn Road and it is considered that in this instance the proposed development would respect neighbouring amenity through the retention of an adequate gap. The location chosen is a logical one with regards to other siting constraints on the property, the eastern side providing the only available space. 'Gorse Cottage' that is used as a holiday let is located 9m from the outbuilding with a gap of 3.5m from the outbuilding to the edge of the applicant's curtilage.

- 11.6 It is not mentioned whether the Parish Council are concerned about potential noise created from the outbuilding's intended activity, but it is considered that the building is of reasonable design and thickness to prevent harmful levels of noise. There is no concern that the applicant would be able to overlook the neighbour.
- 11.7 Whilst visible from the street scene, the outbuilding would not adversely impact upon neighbour amenity or the character of the area. Outbuildings constructed of natural materials, such as the one proposed, are of a quality considered acceptable. The proposal is not of excessive bulk and would not constitute an appearance of overdevelopment within the plot, despite being sited at the principal building line. The character of varied dwellings and associated subservient outbuildings along Balmer Lawn Road would be retained.
- 11.8 The outbuilding is compliant with the stipulations set out within Policy DP12. It is located within the domestic curtilage, would not provide habitable accommodation and would be used incidentally to the main dwelling. The overall form and location of the structure would ensure that it is read as an incidental outbuilding and this use can be secured through condition.
- 11.9 The Oak tree to the front of the property is not protected by a TPO. It is, however, a tree of amenity value to the street scene. There is no concern that the tree would be adversely affected by the development. The existing access is to remain and the garage is sited far enough from the tree to likely not impact upon the root area.
- 11.10 The proposal would be sited in an appropriate location where neighbour amenity would remain unaffected, there would be no detriment to the street scene and character of the wider area. The proposal would therefore comply with policy and permission is recommended to be granted subject to condition.

12. 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 The building 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.

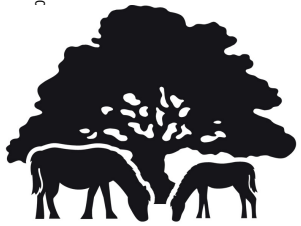
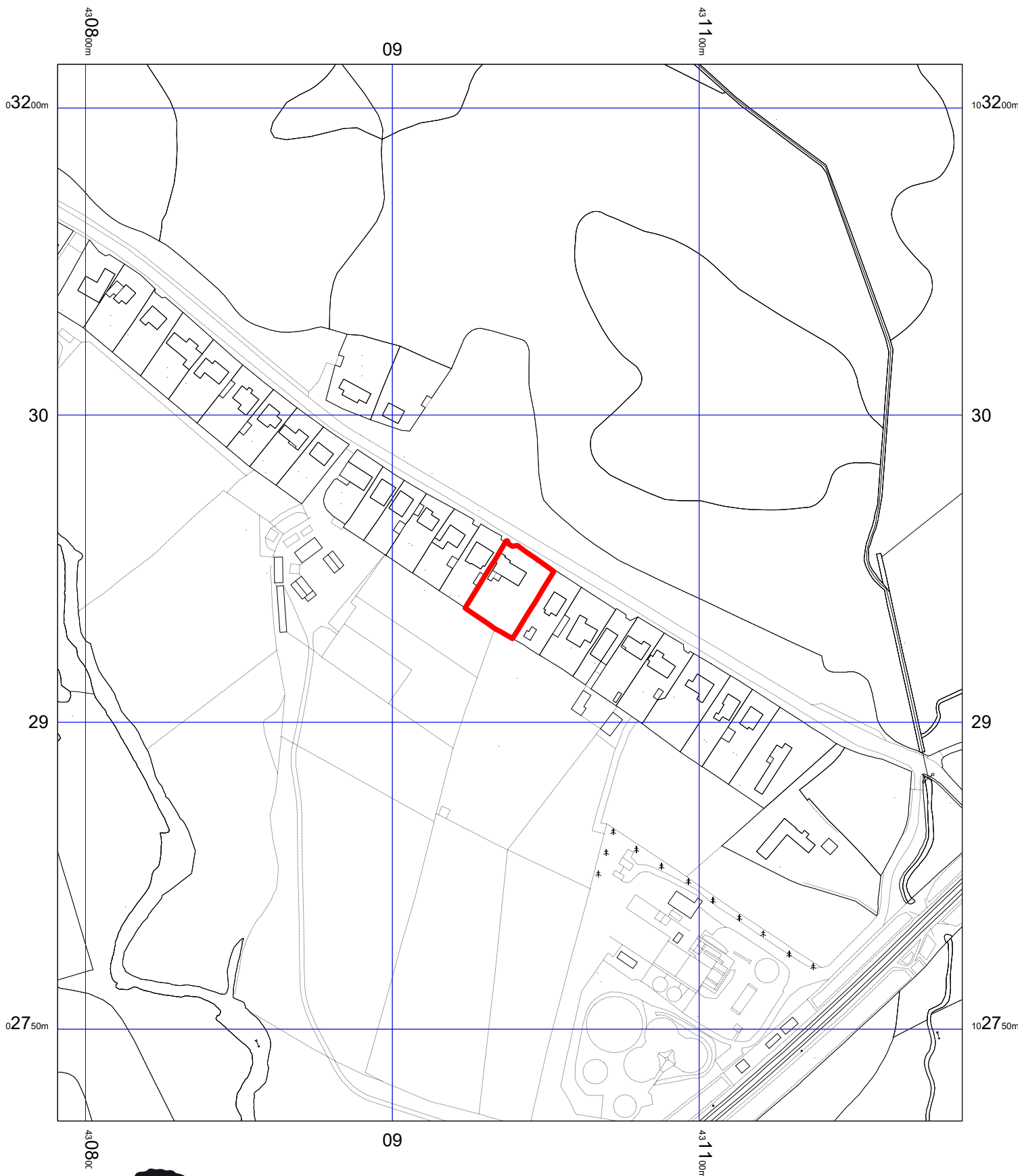
Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 Development shall only be carried out in accordance with drawing nos: 01, 02, Front & Side views -1, Front & Side views -2, Front & Side views -3, Front & Side views -4, Floorplan/Layout, Door & Window technical dimensions. 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.

- 4 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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NATIONAL PARK

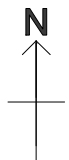
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 01/11/2017

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