

Application No: 17/00461/FULL Full Application

Site: Ivy Cottage, North Weirs, Brockenhurst, SO42 7QA

Proposal: Two storey rear and single storey side extensions

Applicant: Mr & Mrs Maclean

Case Officer: Daniel Pape

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP1 Nature Conservation Sites of International Importance
CP2 The Natural Environment
CP7 The Built Environment
CP8 Local Distinctiveness
DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend Refusal. Generally supportive of design but have issues regarding loss of light to neighbouring property and 'tunnelling' effect along boundary to be addressed.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: No objection
- 8.2 Tree Officer: No objection subject to condition

9. REPRESENTATIONS

- 9.1 One representation received objecting on the following grounds:
- length of extensions
 - ridge height
 - loss of light
 - amount of fenestration
- 9.2 One representation received in support

RELEVANT HISTORY

10.

- 10.1 None.

11. ASSESSMENT

- 11.1 Ivy Cottage is a two storey brick dwelling of modest proportions lying within the defined village and also within The Weirs (Brockenhurst) Conservation Area. Constructed in 1895 this dwelling is a locally listed building, referenced in the Brockenhurst Conservation Area Character Appraisal. The cottage forms an important group of buildings with Hawthorn Cottage and Coronation Cottage. Hawthorn Cottage next door has previously been extended rearwards, but both currently retain their modest cottage frontages, facing the open forest. In the character appraisal it is noted that although the unpainted brickwork is likely to be original, the uPVC windows are not (currently now aluminium).
- 11.2 The applicant seeks permission to extend Ivy Cottage to the rear at two storey and single storey height (a side extension originally proposed has been omitted following concerns raised by the Parish Council and the NPA). The two storey rear extension would extend the existing ridge line by 2.3m, in combination with a rise in height to match the principle ridge. The form then steps down to a single storey. The rear single storey section would be stepped in by half a metre. On the SE elevation there would be a matching projecting gable end behind the existing. The utility room and rear extension at single storey are to have modestly pitched roofs that reflect the existing roof lines.
- 11.3 Ivy Cottage is an important example of a traditional New Forest cottage, in particular the appearance of the modestly proportioned principal elevation. It is therefore important that the proposed extensions are to respect this modest frontage and retain the 'Cottage Character' of the building.

- 11.4 The site lies within the defined village boundary and the property is not a small dwelling, and it is therefore considered that the form, size and scale of the proposed extensions, with regard to DP11, would be appropriate to the existing dwelling and curtilage. The ridge line along the front elevation would remain the greatest in length and thus it would be deemed that the cottage would not be over extended to the rear, remaining in proportion. The extension of the rear ridge is deemed acceptable. The breaking up of the longer rear form, through the stepping down to single storey, in combination with the inset, is considered to minimise the impact of the rear extensions. The omission of the side extension would respect the principal elevation, preserving the overall symmetry when viewed from the open forest.
- 11.5 The materials to be used would be appropriate to the existing dwelling and the area. The applicant proposes the use of brick and slate to match the existing. The windows would be altered from aluminium to timber frame, a positive step towards the traditional cottage style. However, to ensure that the fenestration would be appropriate, the submission of joinery details would be requested through condition. It is to be noted that the applicant does not wish to install any roof lights, aiding the retention of the traditional cottage appearance. The application would be in accordance with Policy DP6.
- 11.6 A neighbour has raised concerns regarding the loss of light and the amount of fenestration on the NW elevation. It is clear from the applicant's plans, and when viewed on site, that the insertion of four windows would be modest, and would not have an adverse impact with regards to overlooking. Although the majority of the development is towards the neighbour's property, the layout of the site is such that extension here reads best with the cottage. It is to be noted that the applicant has inset the rear most extension to break up the length of the NW elevations. Although the neighbour may see a reduction in light, they have also extended close to their own boundary line and have adequate fenestration/roof lights to allow natural light. The application is DP1 compliant.
- 11.7 The Tree Officer has raised no objection, but noted that as three Cypress trees are in close proximity, details would be required to ensure their retention; these would be sought by condition.
- 11.8 The applicant has stated that the size of the proposal would be similar to the works carried out on the neighbouring 'Hawthorn Cottage'. It is deemed that this is reasonably correct and as mentioned above the works would not overly impact upon the Conservation Area or neighbours' amenities.
- 11.9 Whilst the Parish Council recommended refusal, they were generally supportive of the design. The applicant has addressed the issues regarding loss of light to neighbouring property and

'tunnelling' effect along the boundary with the submission of amended plans.

- 11.10 It is deemed that the application would respect the proportions of the cottage and would make use of appropriate materials. It is therefore recommended that permission is 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 No development shall take place above slab level 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 The proposed brickwork shall match the existing in its bond, coursing, mortar colour and texture, brick size, brick colour and texture and shall be toothed into the existing brickwork unless otherwise agreed in writing.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

a) Typical joinery details including window/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 building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 Development shall only be carried out in accordance with Drwg Nos: TBD/17/1068/01 Rev 2, TBD/17/1068/02 Rev 0 and TBD/17/1068/03 Rev 3. 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.

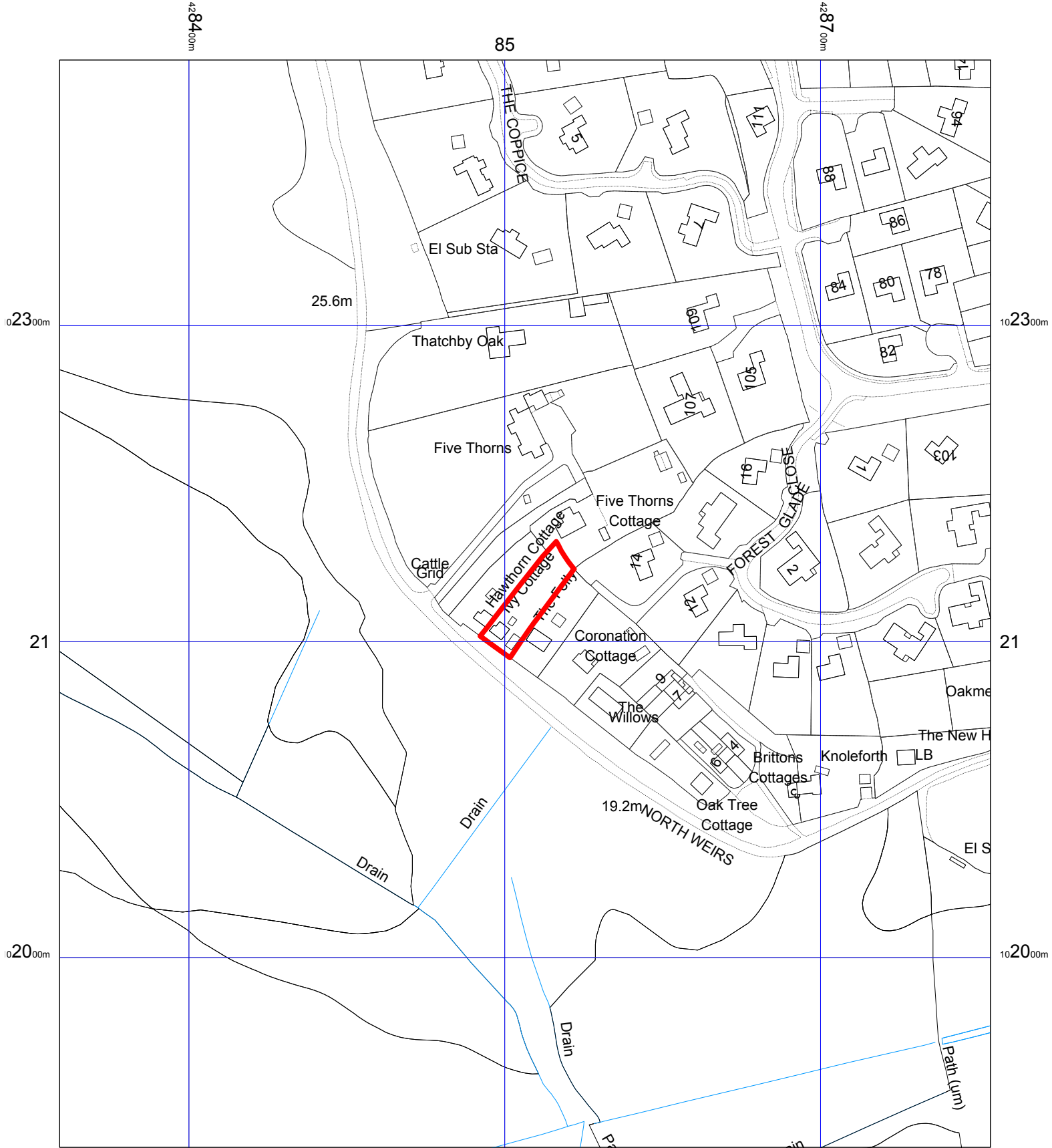
- 6 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

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).

- 7 No development, demolition or site clearance shall take place until a method statement and engineering drawings for the foundation design of the approved development has been submitted to and approved in writing by the Local Planning Authority.

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

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).



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 Date: 28/07/2017

Ref: 17/00461/FULL
Scale: 1:2500

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