

**Application No: 17/00989/FULL Full Application**

**Site:** West Moors, Main Road, East Boldre, Brockenhurst, SO42 7WD

**Proposal:** Two-storey rear extension (demolition of single storey rear extension)

**Applicant:** Mrs A Rostand

**Case Officer:** Clare Ings

**Parish:** EAST BOLDRE

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP7 The Built Environment  
CP8 Local Distinctiveness  
DP1 General Development Principles  
DP6 Design Principles  
DP11 Extensions to Dwellings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 11 - Conserving and enhancing the natural environment  
Sec 12 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

East Boldre Parish Council: Recommend refusal:

- Discrepancy with percentage increase from original building;
- Size and scale of the proposal are inappropriate and would affect the amenities of adjoining property with loss of light; and
- Out of character with all the surrounding houses.

## **8. CONSULTEEES**

No consultations required

## **9. REPRESENTATIONS**

- 9.1 Four letters of objection (from two separate addresses) on the following grounds:
- Block out light and outlook to the rear and side of property (Hatchet Gorse)
  - Overshadow property (Hatchet Gorse)
  - In contravention of DP11 as it would exceed 30%
  - Historic building that should be maintained sympathetically

## **10. RELEVANT HISTORY**

- 10.1 Single storey rear extension (09/94434) approved on 2 November 2009

## **11. ASSESSMENT**

- 11.1 This application was deferred from last month's Planning Committee to enable further consideration of information relating to the original floorspace.
- 11.2 West Moors is a prominent detached two storey dwelling constructed from white painted brick with slate roof tiles with a single storey extension to the rear (which replaced a previous conservatory). The property is one which is of recognised vernacular interest within the Forest South East Conservation Area and lies within a moderately sized plot amongst a small cluster of dwellings adjacent to the junction between Masseys Lane and East Boldre Road. The surroundings are essentially rural and open although West Moors is set down on a slightly lower level than the highway. It fronts directly onto open forest and has limited screening along its front boundary. Neighbouring dwellings are typically detached and modest in scale, comprising a mix of traditional forest cottages along with more recent developments.
- 11.3 The proposal is to replace the single storey extension with a two storey extension. Following the submission of amended plans, the two storey element would project into the rear garden by about 3m, whilst the single storey part would extend by about 4.6m. The two storey element would also be set in from the side elevation and would have a hipped roof to match the existing. There would also be a small increase in floorspace associated with the front porch. External facing materials would match the existing dwelling.

- 11.4 The key considerations are:
- The scale of the proposal and its compliance with Policy DP11;
  - The design of the extension;
  - The impact of the proposal on the conservation area; and
  - The impact on the proposal on adjoining properties.
- 11.5 The site lies outside the four Defined Villages and therefore would be subject to restrictions in the increase in habitable floorspace. Policy DP11 restricts this increase to no more than 30% of the original floorspace. The submission of this application has raised issues over what should be considered as the original (1 July 1982) floorspace.
- 11.6 As can be seen from Section 10 above, the planning history for the site is very limited, relating only to a single storey extension granted consent in 2009. The calculations carried out at the time indicated that the original floorspace of the dwelling totalled just over 99m<sup>2</sup>, with the approved single storey extension equating to an increase of about 17%. The single storey extension replaced a conservatory, the floorspace of which was included as part of the original floorspace. No objections were received relating to this application (09/94434). Prior to the submission of the current application, advice was also sought from the Authority regarding the level of additional floorspace that could be added, and based on the information contained within the earlier file, the applicant was advised that there appeared to be some scope for further extension.
- 11.7 The current proposal, which has been amended, would add just under 30m<sup>2</sup> (approximately 30%), and therefore it would fall within the restrictions set out in Policy DP11, based on the original floorspace of just over 99m<sup>2</sup>.
- 11.8 The occupiers of the adjacent property, Hatchet Gorse, have advised the Authority that the conservatory included as part of the original floorspace was only put up in 1991, and therefore should not have been included within the floorspace calculations for the original dwelling as it existed in 1982. If that is the case, the proposal would increase the habitable floorspace by some 40%, and therefore in contravention of Policy DP11 leading to a recommendation of refusal.
- 11.9 To support this claim, the occupiers of Hatchet Gorse have submitted a letter from the company who erected the conservatory as evidence. That letter, from Atlas Windows, states:
- "Mr Tubb of West Moors, Main Road, East Boldre, JOB No:2217 asked us to build a new conservatory for him, which was fitted about May 1991."*

However, that letter raises the suggestion that it could have

replaced an earlier structure of unknown dimensions. The adjoining occupier is prepared to sign an affidavit stating that there was no previous structure, and similarly the applicant's agent is also prepared to do the same stating that there was. Aerial photographs submitted (by the adjoining occupier) and dated 1984 are too small and blurred for any irrefutable conclusion to be drawn either way. That being the case, and as with all similar cases, where there is an element of doubt, information held on the planning files is taken as the correct record, and therefore the proposal is considered to accord with policy.

- 11.10 The design of the extension is considered to be acceptable; the proposed materials and the pitch of the roof would match the existing cottage. Although the eaves height of the two storey element would remain the same as the existing, the ridge height would be lower, then dropping down further thus ensuring that the extension would appear subservient to the existing dwelling. As such, the extension would have limited impact in the street scene particularly when viewed from the front of the dwelling. Although it would be more readily visible from Masseys Lane, its impact would not be significant, and overall it would not have an adverse impact on the character and appearance of the conservation area. The proposal would therefore accord with Policies DP6, CP7 and CP8.
- 11.11 The design of the proposal has been the subject of discussions during the process of the application not only to reduce its size to meet the restrictions of DP11, but also to reduce its impact on the amenities of the adjoining property. Whilst the two storey element would project along the shared boundary by 3m, it would be set away from this boundary by some 3m, although the single storey element would remain about 1.5m from the boundary. The extension would be seen from the neighbouring dwelling, Hatchet Gorse, but given the set back and orientation of the extension, together with the existing situation, it is not considered that there would be any significant additional impact on the neighbouring property, either through overshadowing or having an overbearing impact. No additional windows are proposed in the side elevation, thus there would not be any additional overlooking. The proposal would therefore accord with Policy DP1.
- 11.12 The proposal is therefore considered acceptable, and permission is recommended.

## 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 Development shall only be carried out in accordance with

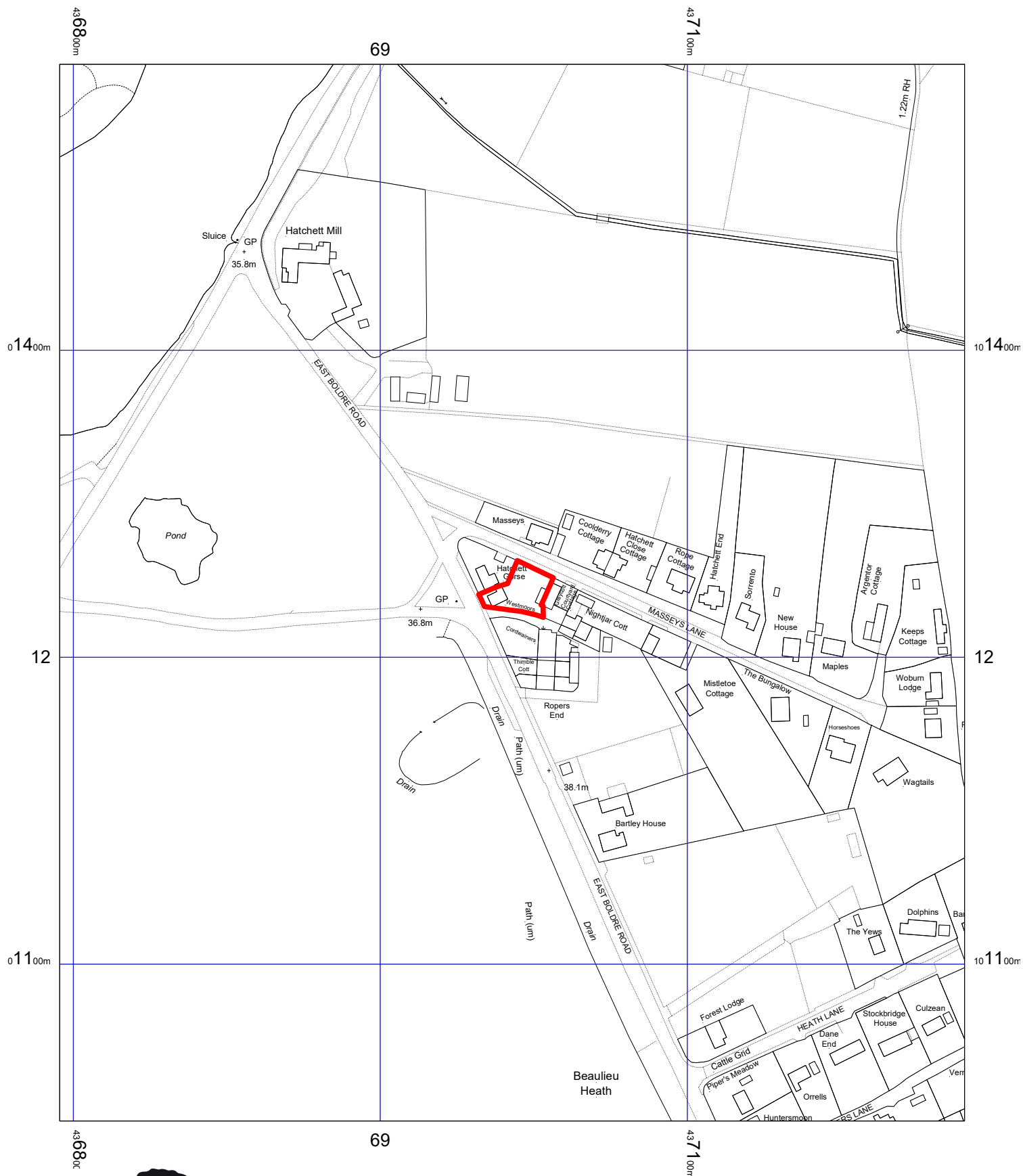
Drawing nos: Block Plan, 021A, 022A, 023A, 024A, 025A, 027A, 028A, 029A, 030A, 031A

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.

- 3 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

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).



NEW FOREST  
NATIONAL PARK

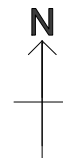
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Date: 30/01/2018

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**Scale: 1:2500**



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