

Application No: 17/00591/FULL Full Application

Site: 37 New Forest Drive, Brockenhurst, SO42 7QT

Proposal: Replace tiles to front and rear of property with cladding

Applicant: Mr & Mrs Hardy

Case Officer: Carly Cochrane

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP8 Local Distinctiveness

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. We object to this application as the proposed cladding is not in-keeping with neighbouring properties.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 4 letters of representation have been received in support of the application.

10. RELEVANT HISTORY

10.1 First floor side extension over existing garage/utility (11/96595)
Granted 22 August 2011

11. ASSESSMENT

11.1 The application site is located to the southern side of a cul-de-sac within New Forest Drive, and comprises a two storey detached dwellinghouse within the Defined New Forest Village of Brockenhurst. There is an attached side garage, with a porch overhang, and the first floor front and rear elevations are tile clad.

11.2 This application seeks planning permission for the replacement of the existing tile cladding with cement fibre cladding in 'pearl grey'.

11.3 There are no concerns with regard to impact upon neighbouring amenity. The occupiers of numbers 31, 33, 35 and 39 New Forest Drive have written in support of the application.

11.4 Although the use of cement fibre cladding is not generally considered to be a traditional material or one which reflects buildings typical of the New Forest National Park, the existing building and those in both the immediate and wider locality are not recognised as being of significant aesthetic or vernacular interest. The site does not lie within or impact upon the Brockenhurst Conservation Area, and cannot be viewed from the open forest. The property is set back from its neighbour at number 39, which occupies the corner plot of the cul-de-sac, and resultantly is not directly visible from New Forest Drive. Similar cladding in a variety of colours have been used on properties elsewhere within New Forest Drive; the proposed 'pearl grey' is intended to have an appearance similar to weathered natural wood. Overall, whilst the use of a natural timber is preferable, in this location and given the presence of the cement fibre material elsewhere within New Forest Drive, it is not considered that the proposal would have any significant impact upon the character or appearance of the area, or upon the special qualities of the New Forest National Park.

11.5 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6 and CP8 of the Core Strategy.

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.

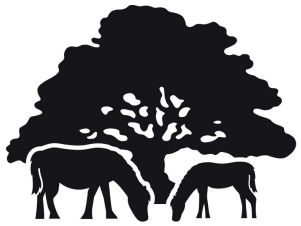
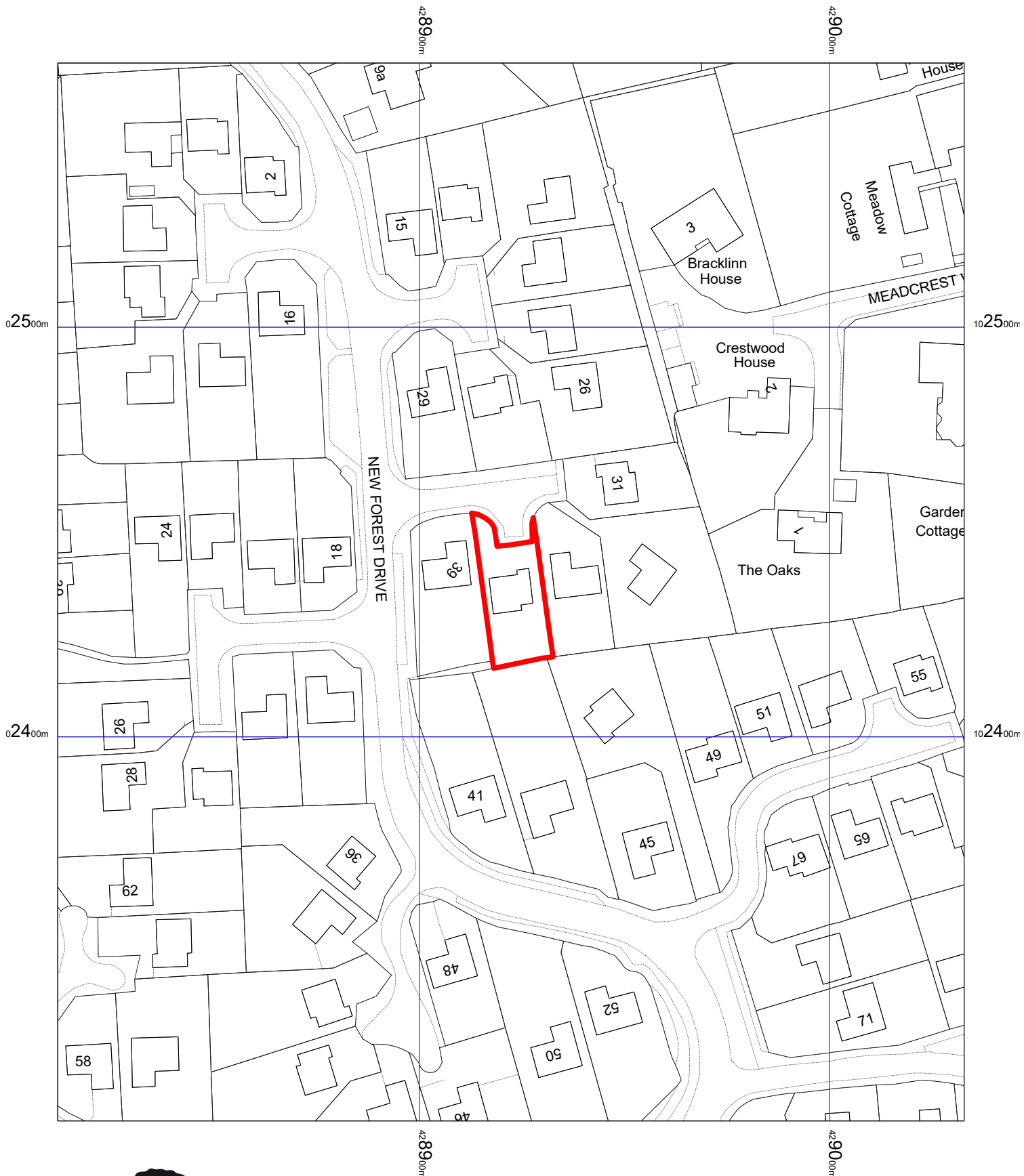
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Development shall only be carried out in accordance with

Drawing nos: 1, 2, 3, 4.

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.



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 05/09/2017

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Scale: 1:1250

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