

**Application No: 16/00555/FULL Full Application**

**Site:** Brockenhurst Church Of England Primary School, Sway Road,  
Brockenhurst, SO42 7RX

**Proposal:** Canopy

**Applicant:** Ms K Wallis, Brockenhurst Primary school

**Case Officer:** Ann Braid

**Parish:** BROCKENHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP8 Local Distinctiveness  
DP1 General Development Principles  
CP10 Local Community Facilities

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**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. Feel it will not be in keeping with the original school building. The style of the canopy detracts from the appearance of the school. The poly carbonate roof will not provide shade. The blue colour of the powder coated supports will not fit in with the street scene.

## **8. CONSULTEES**

- 8.1 Building Design & Conservation Area Officer: No objection

## **9. REPRESENTATIONS**

- 9.1 One letter from a neighbour, objecting on the grounds of visual impact when viewed from their property.
- 9.2 One letter from the Friends of Brockenhurst, objecting on the grounds that the proposed canopy would be a retrograde step in the development of the school, and would be an unwelcome addition, cutting through one of the windows. It will not weather well and would be close to trees so debris would accumulate on the roof. The need for the canopy has not been demonstrated. There are other preferable locations on which the canopy could be sited.

## **10. RELEVANT HISTORY**

- 10.1 Canopy (15/00943) refused on 4 February 2016

## **11. ASSESSMENT**

- 11.1 Brockenhurst Primary School is a red brick and clay tile single storey school building located within the defined New Forest Village of Brockenhurst.
- 11.2 This application seeks permission for a free standing canopy to be located in the corner of the infant's playground area which is located between the school building and the gravel car park. At present the area has a tarmac surface and is used as an outdoor play area. It is proposed that the canopy would provide shelter for the Reception Class at play times, and would be used for outdoor learning. The shelter would measure 8 metres long by 4 metres wide and 2.8 metres high.
- 11.3 The main issue to be assessed in the consideration of this application would be the visual impact of the proposed canopy and whether it would be appropriate and sympathetic to the character of the existing school building. The existing building is typical of Victorian schools with a low eaves line and large scale windows. The building is not listed and is not within the Conservation Area, however given its historic and architectural interest locally, it is considered to be an undesignated Heritage asset as defined in the National Planning Policy Framework.
- 11.4 A previous application for an outdoor shelter measuring 7.9m long by 4.5 metres wide and 2.9 metres high was refused, because it would have been located alongside one of the main historic elevations of the building, facing along Sway Road. On this

elevation, the horizontal line of the roof of the canopy would have cut across two of the original high windows and it was considered that this would be detrimental to the historic character of the building. After negotiations with officers the school agreed to turn the canopy through 90 degrees and relocate it alongside the modern wall of a modern extension. It would extend across one of the windows, but the roof slope would be at an angle and the impact on the historic elevation would not be as great.

- 11.5 The proposed canopy would not have any negative impact on the character and appearance of the undesignated heritage asset and would therefore comply with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies DPD (2010) which seek to ensure that all development would be appropriate and sympathetic, and of the highest standards of design having no adverse impact on locally important features of the built environment.
- 11.6 One letter of objection has been received from the neighbour diagonally opposite the site on the corner of Sway Road and Partridge Road. The objection is on the grounds of visual impact, however, as the proposed shelter would be some 60 metres from the front of that property refusal on the grounds of neighbouring amenity would be unlikely to be successful at appeal. Friends of Brockenhurst have objected to the proposal on design grounds and do not feel that the shelter is justified as a requirement of Ofsted. However, there have been similar applications for outdoor teaching space elsewhere and it is considered that this would not be an unreasonable proposal for a primary school. The Parish Council has objected on the grounds of the style of shelter and its inappropriate materials and finishes, which they feel would detract from the character of the school. However for the reasons given above it is considered that this is not a reason for refusal that could be sustained.
- 11.7 The proposed canopy would not have a harmful visual impact upon the character and appearance of the undesignated heritage asset, or upon neighbouring amenity and the character of the locality and would therefore be in accordance with Policies DP1, DP6, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD.

## **12. RECOMMENDATION**

Grant Subject to Conditions

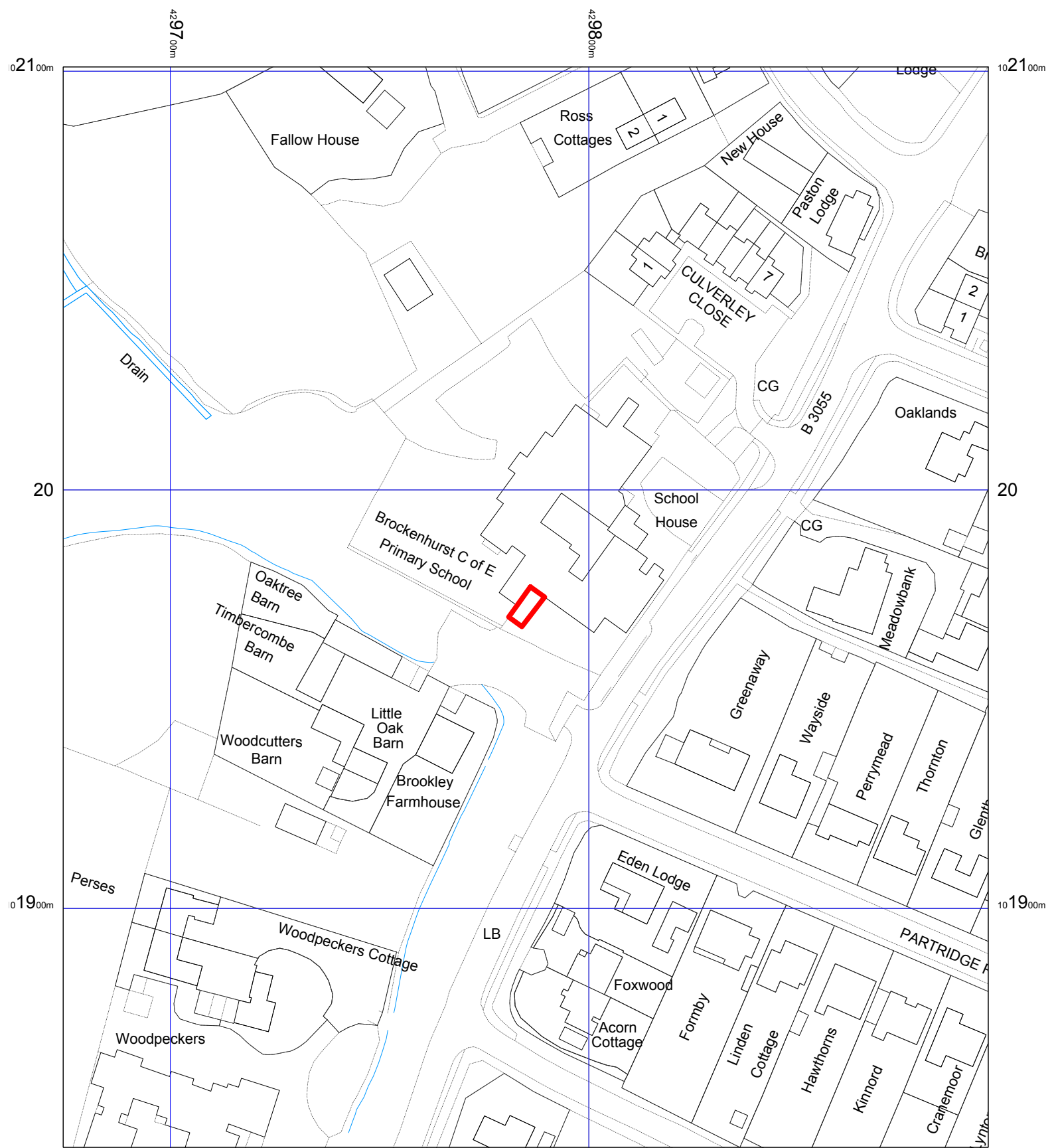
### **Condition(s)**

- 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 numbers: P11211-100, P11211-101. 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

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