

Application No: 17/00008/FULL Full Application

Site: Ober Lodge, Rhinefield Road, Brockenhurst, SO42 7QE

Proposal: Single storey extension; 2no rooflights

Applicant: Mr & Mrs Bowers

Case Officer: Clare Ings

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Tree Preservation Order
Site of Special Scientific Interest
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal:

- consider it to be not in keeping with the rural character of the area
- concerns over light pollution emitted from the glass lantern roof

8. CONSULTEES

8.1 Tree Officer: No objection subject to condition

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 Extension to conservatory (03/80089) approved on 14 January 2004

11. ASSESSMENT

11.1 Ober Lodge is a characterful two storey dwelling lying at the very edge of the defined village of Brockenhurst; thus it has open forest to the north and west, and other residential development to the south and east. The dwelling is rendered with red brick quoins, chimney and plinth. It has a number of dormer windows and a forward and rear protection with gable ends. A traditional aluminium-framed glazed conservatory lies on its rear (west elevation). The boundaries to the open forest comprise a low hedge, and that to the rear is separated from an adjoining gravel track (North Weirs) by a verge containing a number of trees and a ditch. Access to the site is via a timber 5-bar gate off Rhinefield Road. The site lies within the defined village of Brockenhurst.

11.2 The proposal is to demolish the existing conservatory and replace it with a more contemporary designed extension. This extension would be single storey with a flat sedum roof, with an overall height of 2.7m. This extension would extend further across the rear elevation of the dwelling and the west elevation would have a number of window openings. Light would also be gained from a large flat rooflight. The proposal also includes the demolition of an existing single storey side extension, and the insertion of two wider openings either side of the chimney breast.

11.3 As the property lies within the defined village of Brockenhurst and is not a small dwelling, there is no restriction in terms of additional floorspace specified in policy DP11; thus, the key considerations are:

- its scale and design and appropriateness to the appearance of the existing dwelling and curtilage
- its impact on the wider landscape given its location
- its impact on any protected trees in the curtilage

The location of the dwelling and the proposed position of the extension would not give rise to any impact on the amenities of adjoining dwellings.

- 11.4 The proposal was the subject of pre-application discussions, and amended slightly during the course of these discussions to arrive at the current scheme. Although the existing dwelling is traditional-looking, the addition of a more contemporary extension would not be seen as inappropriate nor would adversely harm the overall appearance of the dwelling. Although it would wrap around the existing rear projection, the architectural integrity of the existing dwelling would be retained. The removal of both the single storey extension and the existing conservatory would also assist with retaining the dwelling's original character. The extension would appear very low key and would be appropriate to the curtilage of the dwelling.
- 11.5 The location of the dwelling, at the edge of Brockenhurst, is such that it can be seen in the wider landscape, especially from the open forest. However, existing vegetation along the west boundary, both within and just outside the site, helps screen the property from those views. At present there is an existing fully glazed conservatory and its replacement with the proposed low single storey extension would ensure that there is no greater impact of the property within these wider views. In addition, it is not considered that the proposal would give rise to any greater light pollution and therefore would not adversely harm its impact on the adjoining open forest. The Parish Council's views in this respect are noted.
- 11.6 The site is the subject of a Tree Preservation Order which includes three individual trees and two groups of trees, and the proposed extension would be located in close proximity to one of these groups. Some recent tree works (consented) has reduced the crown of one of the Oaks and it is not considered that this would conflict with the proposal. However, although the proposed extension would encroach into the Root Protection Area, given the existence of block paving and the current condition and poor rooting environment, it is not considered that the proposal would adversely harm this further. There is therefore no objection on tree grounds. However, materials should be stored away from these trees, and a condition to this effect is therefore recommended.
- 11.7 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 Drwgs: 1612 PP-001, 1612 PP-002, 1612 PP-003, 1612 PP-004, 1612 PP-005, 1612 PP-006, 1612 PP-007, 1612 PP-008, 1612 PP-009, 1612 PP-010, 1612 PP-0011, 1612 PP-012, 1612 PP-015 and 1612 PP-016. 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 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.

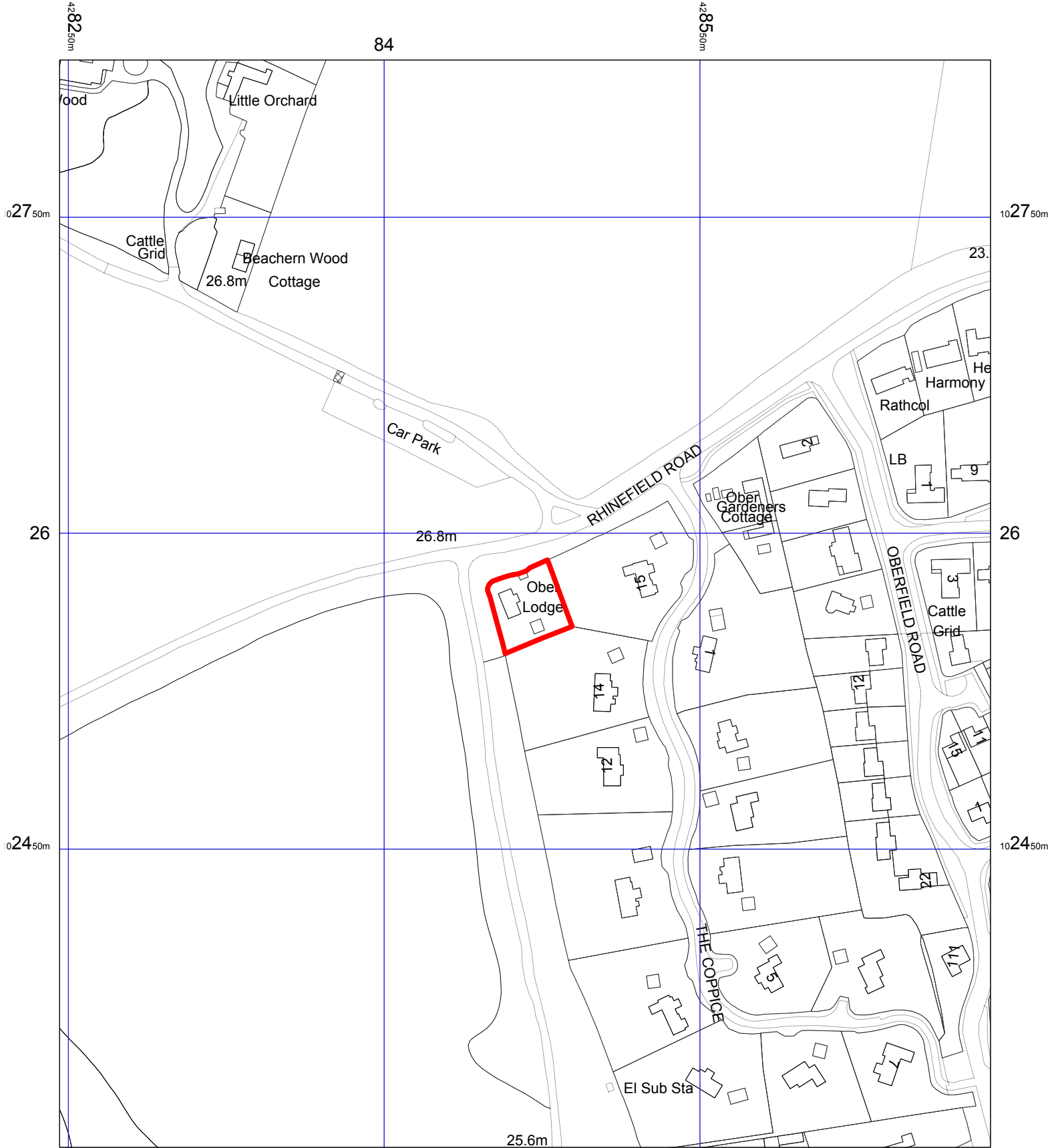
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees on the site to be identified by agreement with the Local Planning Authority beforehand, have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) the location of the site compound and mixing areas
- b) the location and specification of ground protection and Tree Protection Fencing in accordance with BS5837:2012

The agreed arrangements shall be carried out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

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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