

Application No: 17/00289/FULL Full Application

Site: 54 New Forest Drive, Brockenhurst, SO42 7QW

Proposal: Garage

Applicant: Mr Smith

Case Officer: Liz Young

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
CP8 Local Distinctiveness
CP2 The Natural Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend Refusal:

- New access would be out of keeping with the street scene.
- Concerns over safety and highway access.
- If consent were granted a condition should be imposed to ensure a distance of 1 metre between the building and the boundary with neighbours.

8. CONSULTEEES

8.1 Tree Officer: No objection

9. REPRESENTATIONS

9.1 Four letters of objection and one comment received from neighbouring residents:

- Insufficient visibility on proposed access.
- Unclear why a second access is required.
- No other properties in the vicinity have an access of the type proposed.
- The need for the additional garage has not been demonstrated.
- The proposed garage and reduced garden would be out of proportion with the house.
- The proposal would set a precedent for the creation of other access points.
- The size of the garage would be out of keeping with all other buildings in the area.
- There are no other vehicle access points crossing the pavement in the vicinity.
- Other garage proposals in the locality have made use of existing access points.
- Loss of outlook and loss of light to neighbouring properties.
- Proposal would lead to urbanisation of the locality.
- Inappropriate development density.

10. RELEVANT HISTORY

10.1 New Dwelling; parking; new access (16/00789) refused on 19 December 2016

11. ASSESSMENT

11.1 This application relates to a substantial two storey detached house located in residential surroundings towards the edge of the village of Brockenhurst. The property lies adjacent to the entrance of a small cul-de-sac comprising detached properties in spacious plots. A belt of woodland lies immediately across New Forest Drive to the south. The application site extends along New Forest Drive and is enclosed by closed boarded fencing.

11.2 Consent is sought to erect a detached double garage in the north east corner of the site and to the rear of the property. A new driveway and vehicular access would be formed in association with the proposal on the southern boundary; however this aspect of the works does not form part of the application submission (and could reasonably be carried out as permitted development). The proposed garage would have an external footprint of 48 square

metres and would measure just over 4.2 metres in height. External facing materials would match those on the main house.

11.3 The main issues under consideration would be:

- The extent to which the proposed outbuilding would be appropriate and incidental to the main house and the surrounding area.
- Potential loss of amenity to neighbouring residents.

11.4 Policy DP12 (Outbuildings) of the New Forest National Park Core Strategy seeks to ensure outbuildings would be located within the residential curtilage, would be required for purposes incidental to the main house and would not be capable of providing habitable accommodation. The outbuilding now proposed would lie within the established residential curtilage of the dwelling and the proposed use (as a garage with no form of living accommodation or commercial use) would be incidental to the main house. The form and scale of the building would be comparable with the double garage associated with the property immediately to the north. Furthermore there are currently no other outbuildings associated with the property (which is fairly substantial). The garage would be set well back from the southern boundary and the hipped roofline and relatively low eaves would ensure it would not be overly obtrusive in the street scene.

11.5 Whilst concerns raised by neighbouring properties are noted, there is no requirement under Policy DP12 for outbuilding proposals to be justified subject to ensuring all other criteria of this policy are satisfied. A condition specifying the distance between the garage and the boundary with neighbours would not be reasonable having regard to the fact that the onus would rest upon the developer to ensure works would be carried out in accordance with the plans (which show a separation distance of at least 1 metre) in the event that consent is granted. The modest height of the building and the absence of any windows would ensure the proposed building would not lead to a harmful loss of amenity in terms of loss of light, overlooking or visual intrusion. The proposed development is therefore considered to be in accordance with the requirements of Policy DP1 of the New Forest National Park Core Strategy.

11.6 Concerns raised by the Parish Council and neighbouring residents in relation to the access have been noted. However this access does not form part of the submitted application (being excluded from the development description) and would not require planning permission because it would not adjoin a classified highway. For this reason the Highways Authority has not been consulted (also the nature of the proposal is such that it would now be covered by Standing Advice). Notwithstanding this, the access was considered as part of the previous scheme for the new dwelling (having been included as part of the application

submission at the time) and the officer at the time considered that this part of New Forest Drive has clear visibility with no obstructions and as such it is not considered that an access in this location would have an adverse impact upon highway safety.

- 11.7 In conclusion it is considered that the proposed outbuilding would be appropriate and incidental to the dwelling and its domestic curtilage and would not be harmful to the amenities of neighbouring residents. The proposed access could reasonably be carried out as permitted development subject to ensuring permeable hardsurfacing and it is therefore recommended that the planning application should be granted.

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 The external facing materials to be used in the development shall match those used on the existing house, 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).
- 3 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

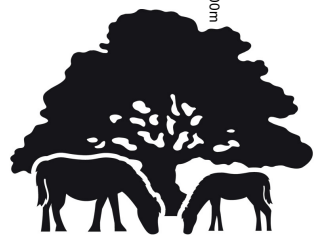
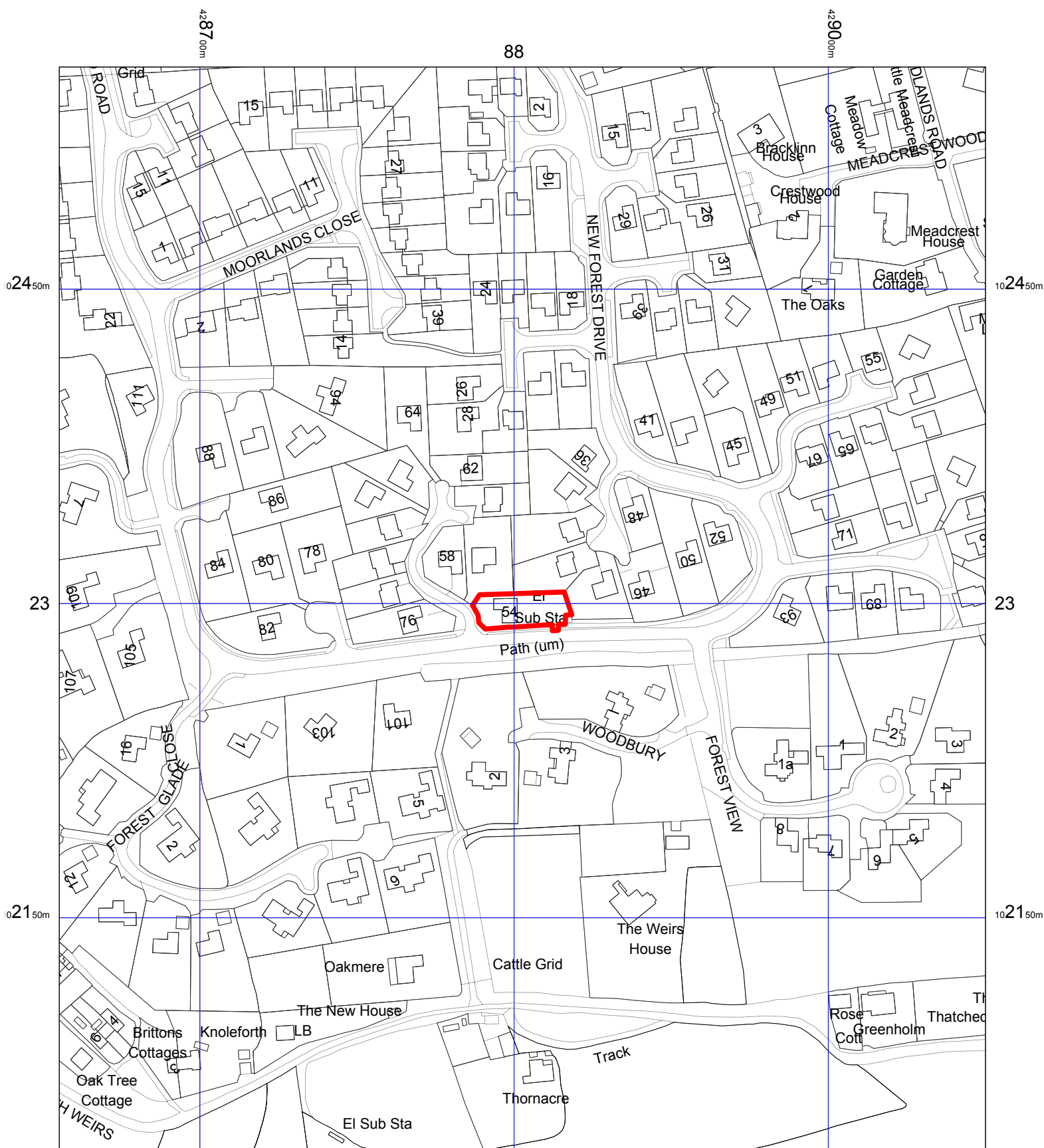
Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 4 Development shall only be carried out in accordance with Drawing no: 111.04 Rev A. 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.

Informative(s):

Please be advised that any new hard surfacing proposed in association with the new driveway should either be permeable or should include provision to drain surface water from the surface to elsewhere within the site. Otherwise planning permission would be required.



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 02/05/2017

Ref: 17/00289/FULL

Scale: 1:2500

© Crown copyright and database rights 2017 Ordnance Survey 1000114703

