

Application No: 17/00642/FULL Full Application

Site: 62 New Forest Drive, Brockenhurst, SO42 7QW

Proposal: Detached garage; cladding to front elevation of main dwelling

Applicant: Mr & Mrs Lawrie

Case Officer: Carly Cochrane

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Tree Preservation Order

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP8 Local Distinctiveness
DP11 Extensions to Dwellings
DP12 Outbuildings

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. We object to this application as it is not in-keeping with the local area and is an over-development of the site. We consider that it will result in loss of

amenity to neighbouring properties and are also concerned that the colour of the cladding is not sympathetic to the local area.

8. CONSULTEEES

8.1 Tree Officer: No objection subject to condition.

9. REPRESENTATIONS

9.1 2 letters of objection have been received from the occupiers of 64 New Forest Drive. The comments made are summarised as follows:

- Visual Impact: the proposal would be located in a comparatively confined area and would be a permeant feature of the approach to [our] home. The design, colour and materials are out of character with the locality and appear to be an overdevelopment of the site.
- [Our] access would be significantly affected; the proposed garage sits immediately next to the shared boundary and would have the effect of the driveway looking like a tunnel, oppressively overshadowing access to [our] house.
- Concern with the parking of contractors vehicles
- Concern with regard to impact upon roots of the row of conifer trees
- Access is already difficult as visitors park close to the mouth of the driveway; manoeuvrability issues; should the garage be built, this will be exacerbated.
- Concern with regard to property value

9.2 A letter of objection has been received from Friends of Brockenhurst. The issues raised are summarised as follows:

- No significant changes since the withdrawn application
- No comment made with regard to the cladding to the main dwellinghouse
- Proposal would result in an unacceptable disturbance to the street scene and scenic harmony.
- Loss of amenity for the occupants of number 64

10. RELEVANT HISTORY

10.1 Detached garage; cladding to front elevation of main dwelling (17/0423) Withdrawn 29 June 2017

10.2 Addition of porch and study and extension to dining room and kitchen (NFDC/86/33094) Granted 29 October 1986

11. ASSESSMENT

11.1 The application site is located to the end of a cul-de-sac within New Forest Drive, within the Defined New Forest Village of

Brockenhurst, and comprises a two storey detached dwellinghouse with an integral garage. The first floor front and rear elevations of the dwellinghouse are tile clad. The front boundary of the site is shared with the driveway of the neighbouring property of number 64 New Forest Drive. There is a Silver Birch within the front garden which is subject to a single Tree Preservation Order.

11.2 By way of background, this application has been subject to pre-application discussions, in which concern was raised regarding the siting of the proposed garage and the potential dominant and cramped appearance within the street scene. An application for planning permission was then submitted and withdrawn, following concerns raised by the Planning Officer, Parish Council and neighbour. Amended plans have also been submitted during the course of this current application.

11.3 This application therefore seeks planning permission for the following development:

- Replacement of existing tile cladding upon the first floor front and rear elevations with Marley Eternit Cedral weatherboarding, in C10 'Blue-Grey'. The dormer window would also be re-clad.
- Erection of a detached garage and carport within the front garden area and set just behind an existing row of conifer trees. The garage would measure approximately 7.5 metres in depth and 3.4 metres in width, and the adjoining carport would measure approximately 6 metres in depth and 2.5 metres in width. The overall height to the ridge of the roof would measure approximately 4.5 metres. The outbuilding would be clad in a natural timber, and comprise a hipped roof with a catslide to the rear part of the garage.

Other changes proposed, however not requiring planning permission, are the conversion of the integral garage to a bedroom, with the garage door being replaced with a window; and a small addition to the rear in the form of a full height window bay. These are considered to be covered under Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

11.4 With regard the proposed cladding of the main dwellinghouse, 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 to the rear of the cul-de-sac and is well screened by other properties and vegetation; as such, the

property is not directly visible from New Forest Drive. Similar cladding in a variety of colours has been used on properties elsewhere within New Forest Drive; the proposed C10 'Blue-Grey' is intended to have an appearance similar to painted natural wood. Overall, in this location, and given the relatively small area to be clad and 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 The proposed garage would be located to the front of the main dwellinghouse, and adjacent to the front boundary shared with number 64 New Forest Drive. Concern was raised at pre-application stage that an outbuilding in this location may appear cramped within the plot and dominant within the street scene. Changes have since been made to the proposed outbuilding, including the reduction in the overall bulk and massing by virtue of the creation of the car port, and changes to the facing materials, from cement fibre cladding to natural timber. Whilst the proposed outbuilding would be visible within the street scene of the cul-de-sac, due to the curved layout of the carriageway, the site is not visible from the main highway of New Forest Drive. It would also be screened by vegetation and trees both within the application site and within other properties when approaching from the south. The creation of a car port, which would be open to all sides, reduces the overall built form of the outbuilding. The use of natural timber would result in a more sympathetic appearance than the cement fibre cladding as originally proposed. Whilst the proposed outbuilding would be visible within the street scene, it is not considered it would appear unduly incongruous within the residential setting, nor would it have any adverse impact upon the character or appearance of the area.
- 11.6 A number of concerns have been raised with regard impact upon neighbouring amenity. These mainly relate to the siting of the proposed outbuilding and its proximity to the driveway of number 64 New Forest Drive. The proposed plans show the retention of a row of coniferous trees immediately adjacent to the boundary; the outbuilding would be located behind these, and would be of a similar height. These trees already overshadow and enclose the driveway serving number 64; there is also a dense row of evergreen trees along the other side of the driveway and forming the boundary of number 66 New Forest Drive. The dwellinghouse of number 64 is located approximately 13 metres from the boundary of the application property. Whilst the proposal may introduce built development along the boundary, it is not considered that the presence of the outbuilding would result in any significantly exacerbated impact with regard loss of light or overshadowing to the driveway area of number 64. Overall, it is not considered that the proposal would result in any significant adverse impact upon neighbouring amenity.

- 11.7 Other issues raised relate to access and parking concerns. The proposal would not have any impact upon the existing manoeuvring areas as it would be wholly located within the application property. Whilst there are concerns with regard the displacement of vehicles as a result of the outbuilding, two parking spaces would remain on site, and the outbuilding would provide two spaces. As such, there would be no loss of on-site parking spaces, and as the surrounding roads are not restricted and are not within the application site, the parking within the cul-de-sac by private vehicles or contractors cannot be controlled through this application. The issues raised with regard to loss of outlook and property prices are not material planning considerations.
- 11.8 The proposed outbuilding would be located in close proximity to a Protected Silver Birch. The default position as recommended within BS 5837:2012 should be that all structures are situated outside of the root protection areas of protected trees unless overriding justification can be demonstrated. As such, the outbuilding has been designed so that the car port is of a less intrusive construction than that of the garage, and would therefore have less impact upon the RPA of the protected tree. The exact details with regard to the foundations for the car port have not been submitted; the Tree Officer initially required this information up front, however it has been agreed that this could be submitted as part of a condition. Concern has been raised by neighbours with regard to the impact of the construction upon the conifer trees; the site is not located within a Conservation Area, and these trees are not subject of a TPO. These trees are not considered to be of any public amenity value, and as such, should these trees be harmed by the development and ultimately lost, it is unlikely to be objectionable.
- 11.9 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP11, DP12 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: 5120 PL 01 REV B, 5120 PL 02, 5120 PL 03, 5120 PL 04 REV B, 5120 PL 05 REV B, 5120 PL 06 REV E

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 for use upon the outbuilding 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 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).

5 No development, demolition or site clearance shall take place until a method statement and engineering drawings for the foundation design of the approved development has been submitted to and approved in writing by the Local Planning Authority.

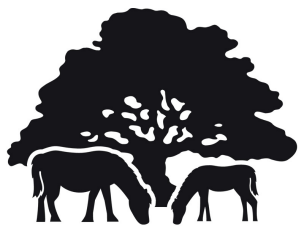
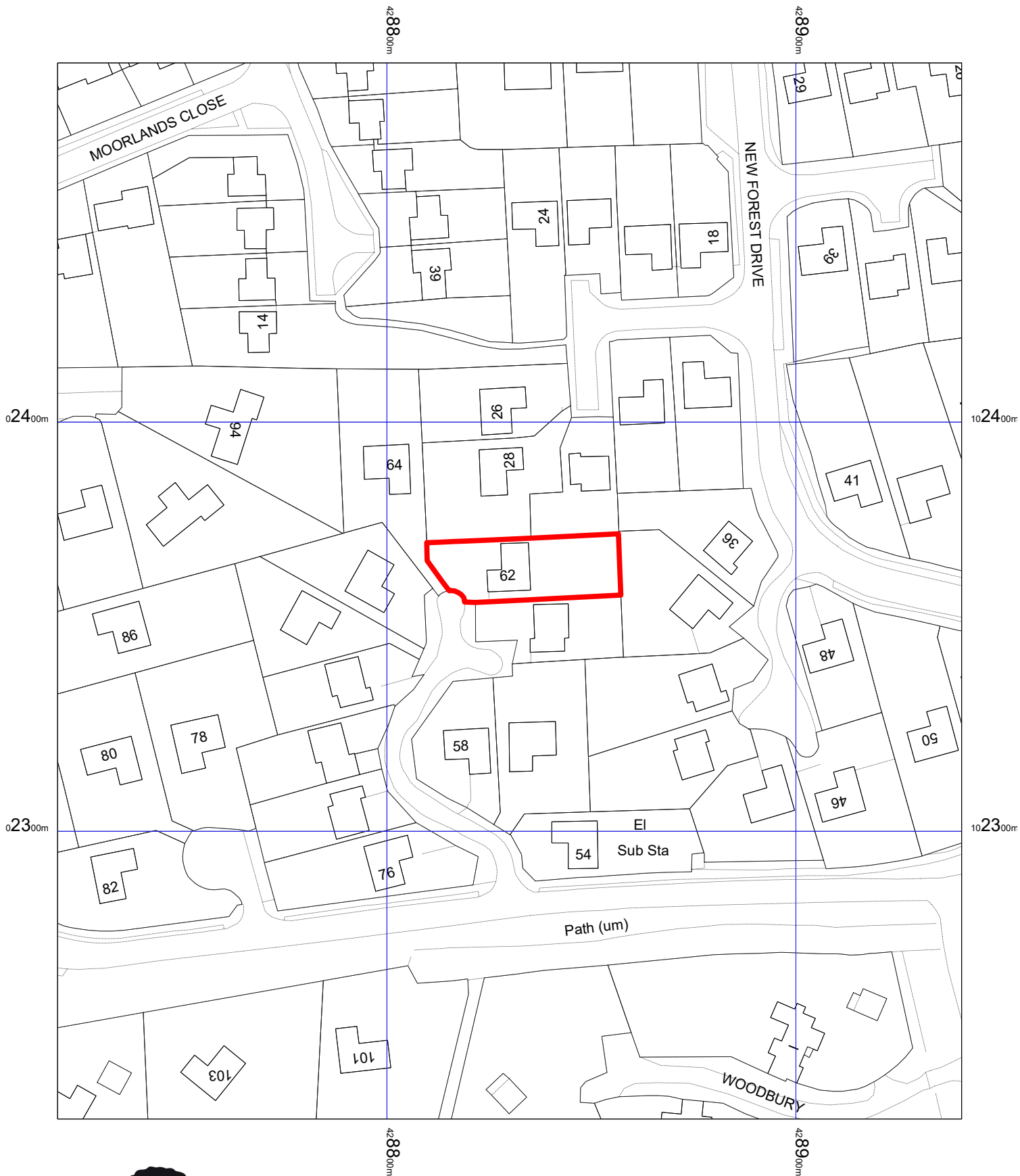
Development shall only take place in accordance with these approved details.

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).

- 6 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees on the site (as identified in the approved plans) have been submitted to and approved in writing by the Local Planning Authority.

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).



NEW FOREST
NATIONAL PARK

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