

Application No: 17/01053/FULL Full Application

Site: Monksmead, Main Road, East Boldre, Brockenhurst, SO42 7WT

Proposal: Single storey extension

Applicant: Mr & Mrs Holder

Case Officer: Clare Ings

Parish: EAST BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Application from Officer's family.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

East Boldre Parish Council: No comments received.

8. CONSULTEEES

- 8.1 Tree Officer: No objection, subject to conditions.

9. REPRESENTATIONS

- 9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Ground and first floor additions and roof alterations (00/67168) was granted permission on 1 March 2000

11. ASSESSMENT

- 11.1 Monksmead is a detached two storey dwelling built of cream painted brickwork under a slate roof. It lies gable-end on to the adjoining road. A single storey lean-to type extension lies off the eastern elevation, whilst a small porch lies at the western end. A large gravelled parking area lies to the north (rear of the dwelling) which contains a couple of outbuildings. Boundary treatment along the road frontage comprises a 2m high close-boarded fence to the rear of a lower post and wire fence. A mature Oak tree lies just outside the south-west corner of the site. Other dwellings in the area display a mix of design and appearance. The site lies within the Forest South East Conservation Area.
- 11.2 The proposal is to replace the small porch on the western elevation with a single storey extension. This extension would extend for the full width of the dwelling, but would have a depth of 2m. External facing materials would match those of the existing dwelling.
- 11.3 The key considerations are:
- The scale of the proposal and its compliance with Policy DP11;
 - The design of the extension;
 - The impact of the proposal on the conservation area; and
 - The impact on the proposal on adjoining properties.
- 11.4 The site lies outside the four defined villages of the New Forest National Park, and therefore would be subject to restrictions in the increase in habitable floorspace. Policy DP11 restricts this increase to no more than 30% of the original floorspace. The original floorspace has been calculated as just over 127m², and this proposal, together with the previous extension, would add approximately 38m², which equates to 30% and therefore it would fall within the restrictions set out in policy DP11.
- 11.5 The design and modest scale of the extension are considered to be appropriate to the existing dwelling and its curtilage, and the

use of matching materials would also ensure that it would appear an acceptable proposal. Although it would be located on the gable elevation closest to the road, the existing boundary treatment would ensure that it would have little visual impact outside the site within the street scene, and any impact on the conservation area at this point would be neutral, thus preserving its character and appearance.

11.6 Given the location of the dwelling in relation to near neighbours, together with the fact that the proposal is for a single storey extension, it is not considered that there would be any significant impact on private amenities through overlooking or overshadowing.

11.7 An Oak tree which is protected by virtue of being within a conservation area lies just outside the site. It is regarded a good specimen, but would not be directly affected by the proposed extension. Pruning works are proposed which are acceptable, and an Arboricultural Statement has been submitted indicating protection during works. This would be considered appropriate, and a condition is recommended to ensure that this protection is adhered to.

11.8 Permission is therefore 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 drawing nos: 5751 P 01, 5751 P 02, 5751 P 05, 5751 P 06, 5751 P 08.

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 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

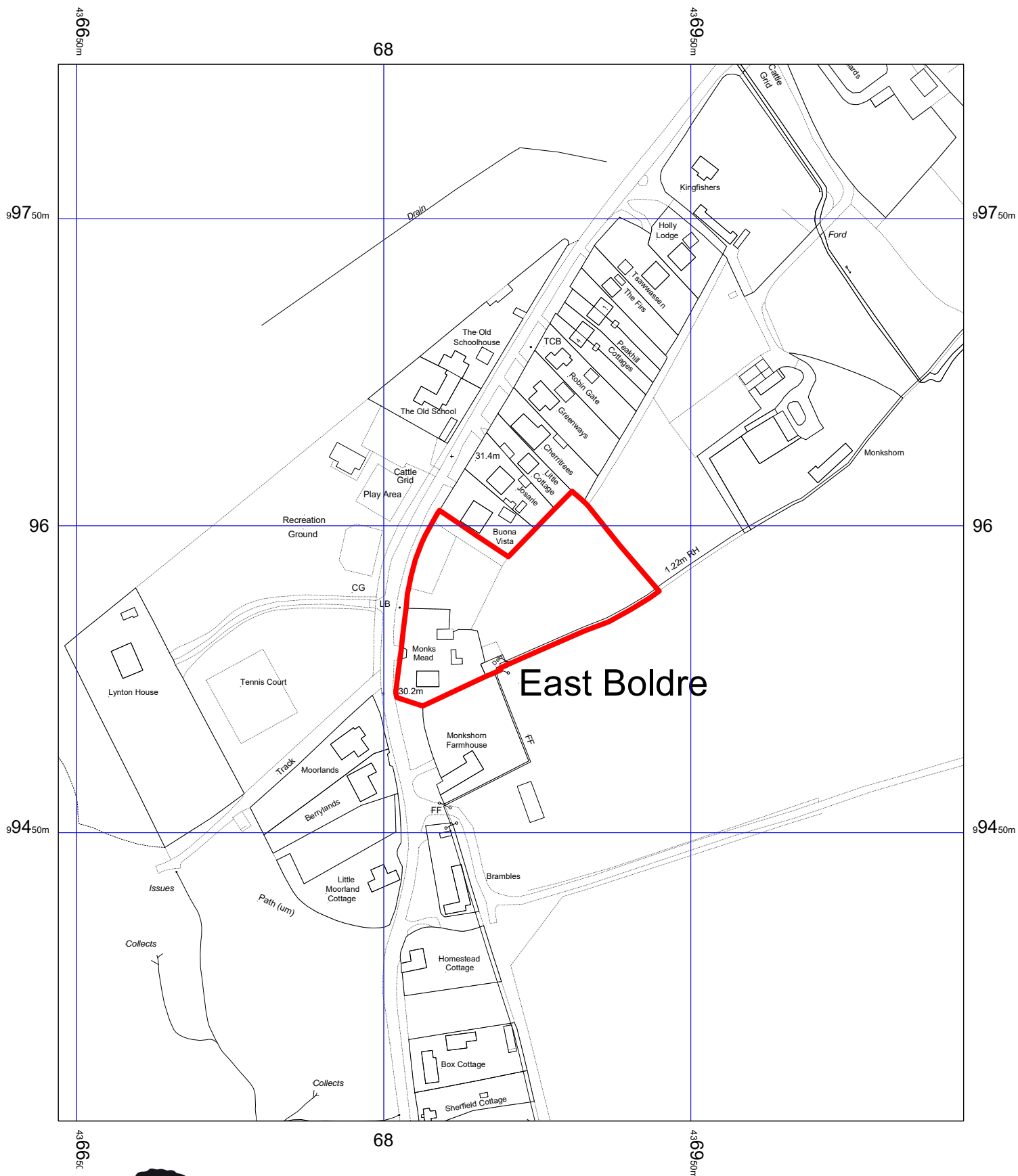
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 The Oak tree on the site which is shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Arboricultural Method Statement and Tree Protection Plan (ref: Q13165/AMS/V1 and MM/TPP/V1_2017 dated 22/11/17).

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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