

Application No: 19/00047/FULL Full Application

Site: Woodside, Meerut Road, Brockenhurst, SO42 7TD

Proposal: Insertion of 6no.rooflights to facilitate second floor accommodation; extension to garage to include link to house; render; timber detailing; alterations to doors, windows and balustrade

Applicant: Mr & Mrs Filby

Case Officer: Katie McIntyre

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness
CP6 Pollution
CP2 The Natural Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal:

Object to this application on the basis that the additional rooflights will cause light pollution contrary to Policy CP6, particularly those on the elevation fronting the open forest. Further concerned that the proposed render finish will increase the visual impact of the property and not be in-keeping with neighbouring properties.

8. CONSULTEES

8.1 Tree Officer: No objection.

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Detached dwelling with detached garage / carport (demolish existing dwelling) (02/76661) granted on 22 January 2003

10.2 Detached dwelling with detached garage / carport (demolish existing dwelling) (02/75455) granted on 12 September 2002

11. ASSESSMENT

11.1 The application site is a detached two-storey property sited within the defined village boundary and the Brockenhurst Conservation Area. The property fronts directly onto the open forest and the properties along Meerut Road are varied in design. This application seeks consent for rooflights, infilling of the existing car port to include a link to the dwelling, render and fenestration alterations.

11.2 The relevant considerations are:

- The impact upon the character and appearance of the surrounding conservation area and whether the additions would be appropriate to the existing dwelling; and
- The impact upon neighbour amenity.

11.3 It is proposed to insert six rooflights within the roof space of the dwelling to facilitate second floor accommodation. Three rooflights would be inserted within the front elevation, two within the side (east) elevation and one within the side (west) elevation. These rooflights would be of a conservation type and it is not considered that they would detract from the character of the property. The Parish Council have raised concerns in relation to an increase in light pollution. The proposed rooflights would be sited within the front roof slope and as such would be visible from the open forest.

The property already has large windows at both the ground floor and first floor facing the open forest and it is considered, on balance, that the proposal would not significantly add to the existing light pollution from the site. In order to protect the neighbouring properties' amenities it would, however, be necessary to attach a condition requiring the side rooflights on the western and eastern elevations to be obscurely glazed and non-opening as views into the rear amenity spaces of Bolderwood Oak and Heathview would be possible.

- 11.4 The application also proposes to infill the existing car port and to erect a glazed link between the house and the existing outbuilding. The outbuildings at the site are set back within the plot adjacent to the access track serving Old Oak and it is not considered that the proposal would appear overly dominant or imposing from Meerut Road or from the open forest. Discreet views of the glazed link would also only be possible as it would be set behind the outbuildings which is considered to be acceptable. The proposal also includes the replacement of the existing tile hanging at first floor with render. The Parish Council have stated that this would not be in keeping with the neighbouring dwellings and would increase the prominence of the dwelling. Both the adjacent dwellings are rendered and others within Meerut Road are a mixture of brick and render as proposed. It is not therefore considered that render would be out of keeping with the locality. No indication has been given as to the colour of the render, and, to ensure that this is appropriate, a condition would be necessary to require further details to be submitted for approval.
- 11.5 There is a large protected Oak tree within the rear south east corner of the plot. The Authority's Tree Officer has raised no objections as the proposal would not adversely impact upon this tree.
- 11.6 With regards to the floorspace restriction contained within Policy DP11, the property in question is not classified as a small dwelling and therefore as the property lies within the defined village of Brockenhurst it is not subject to the 30% floorspace limit.
- 11.7 To conclude, subject to appropriate conditions, it is recommended that permission is 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 Development shall only be carried out in accordance with drawing numbers: ASP.18.093.001 Rev A, ASP.18.093.002, ASP.18.093.005 Rev C, ASP.18.093.006 Rev B, ASP.18.093.007 Rev D, ASP.18.093.009 Rev A, ASP.18.093.010. 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 rooflights on the western and eastern elevations hereby approved shall at all times be obscurely glazed and non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

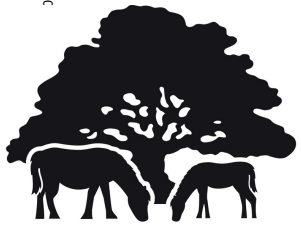
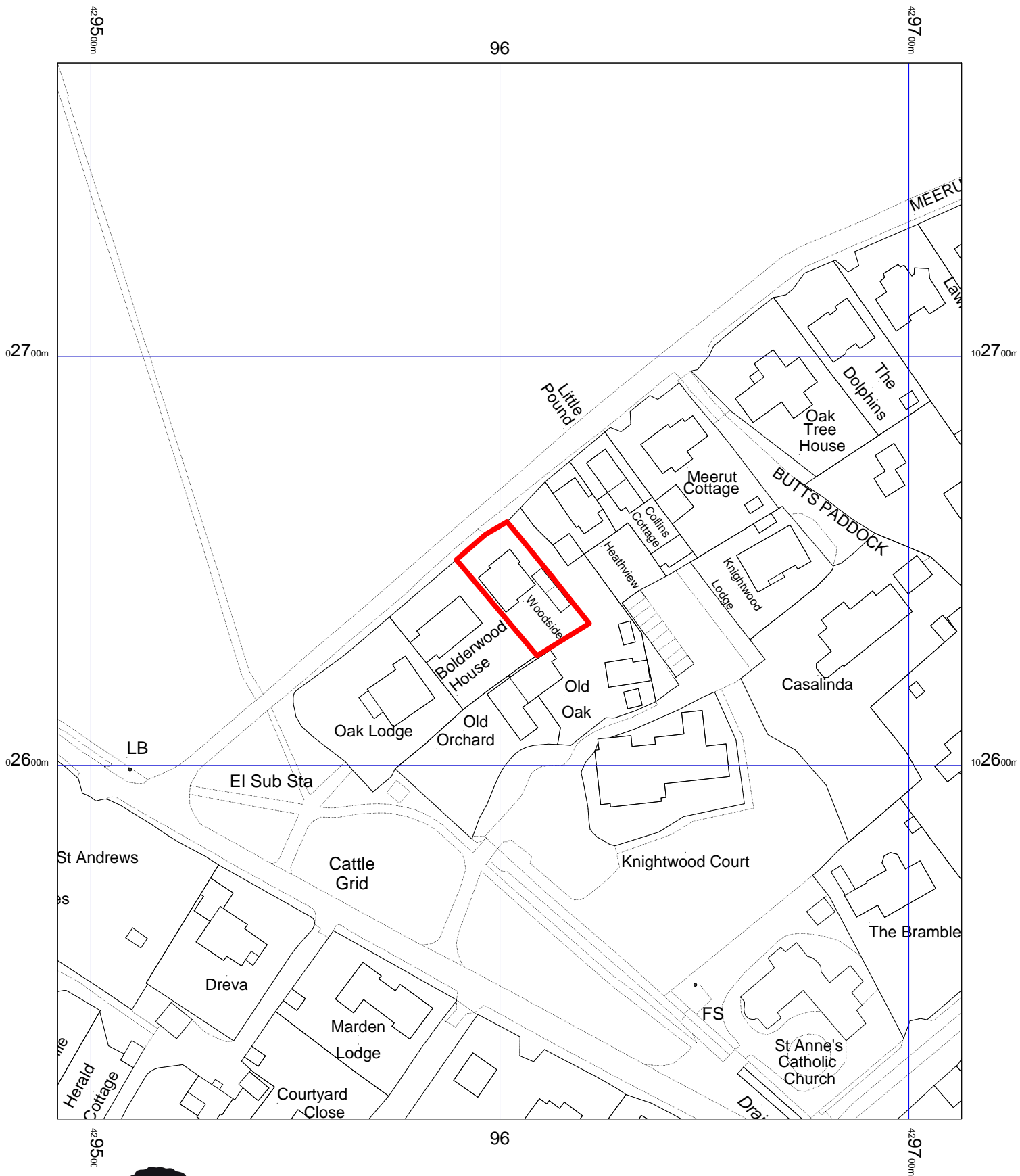
- 4 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 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).



NEW FOREST
NATIONAL PARK

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