

Application No: 18/00276/FULL Full Application

Site: Brookley Lodge, Grigg Lane, Brockenhurst, SO42 7PG

Proposal: Alterations to 2No. existing entrance canopies

Applicant: Pennyfarthing Homes

Case Officer: Ann Braid

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP8 Local Distinctiveness
DP1 General Development Principles

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: Object to this application on the basis of loss of amenity (reduction in shelter for existing benches and cycle locking points). Also concerned that the proposed design will not facilitate rainwater drainage and is not in-keeping in appearance with the character of the building nor does it enhance the Conservation Area.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One letter of support; the existing entrance canopies are not fit for purpose and need to be replaced. The proposed solution is acceptable
- 9.2 One letter making comments; questioning the design of the porches, confirming that there are related drainage issues. The failing canopies should be removed and replaced.

10. RELEVANT HISTORY

- 10.1 One block of 14 flats (two/ three storey); one block of 6 flats and office accommodation (two/ three storey); alterations to access (80122) granted on 16 March 2004

11. ASSESSMENT

- 11.1 Brookley Lodge is a red brick block of flats fronting Brookley Road in Brockenhurst. The block was built following consent in 2004 around a paved courtyard which is used for parking, and access to the flats is gained via two entrances in the inner corners. Over these entrances are flat roofed canopies which are supported on timber posts. These provide porches for the flats and extend to either side to provide shelter for cycle racks in the case of canopy A and a bench in the case of canopy B.
- 11.2 Consent is sought for the alteration, by partial removal, of these canopies. They are beginning to fail due to water ingress. It is intended to retain the central portion as porches over the existing doors.
- 11.3 The properties in Brookley Lodge are flats, and therefore do not benefit from permitted development rights to provide new porches. The removal of part of the canopy is not demolition that would require consent, even in a conservation area. However, should that part of either canopy which is intended for retention collapse, planning permission would be required for their replacement. The substitution of the proposed slender steel support posts in place of the existing chunky timber supports is also a minor change, and it is arguable that this would also be so minor as not to constitute development. The agent, in consultation with the management company as applicant, has elected to continue the application process and obtain a decision. He has also stated that the remaining sections of the canopies would be carefully retained during works.

- 11.4 The visual impact of the alterations would be minimal in the wider conservation area as the canopies are located in the internal courtyard and there are only restricted views from the public realm. The walls of the block would be made good with matching materials. The flat roof porches that would remain would be minor features within a site of this scale, and would be in keeping with the design of the site.
- 11.5 Representations confirm that there are surface water drainage issues related to the failure of the existing canopies. The planning statement submitted by the agent indicates that residents have requested the removal of the canopies but it is also clear from the Parish Council comments that the existing shelters for the bench and the cycle racks are valued by residents. Although the loss of the shelter over the bench and cycle racks would be regrettable, as there are no material planning objections to this proposal, permission is recommended.

12. RECOMMENDATION

Grant Subject to Conditions

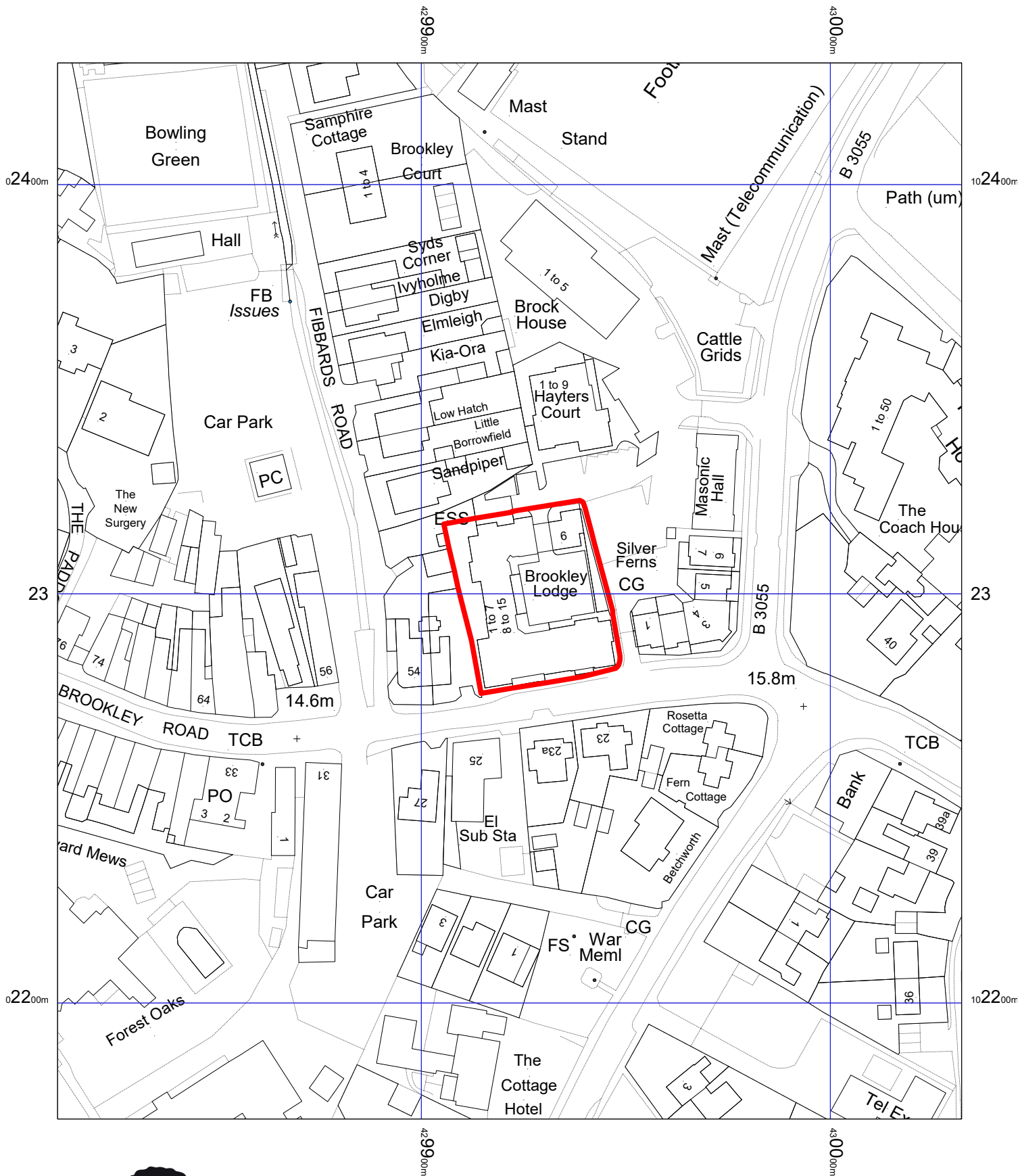
Condition(s)

- 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 drawing numbers: 01, 02, 03, Plan 1 and Plan 2. 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.



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 29/05/2018

Ref: 18/00276/FULL

Scale: 1:1250

© Crown copyright and database rights 2018 Ordnance Survey 100014703

