

Application No: 18/00333/FULL Full Application

Site: Thorn, Butts Lawn, Brockenhurst, SO42 7TE

Proposal: Retention of conservatory

Applicant: Ms C Oh

Case Officer: Katie McIntyre

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Defined New Forest Village
Flood Zone

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
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

Brockenhurst Parish Council: Recommend refusal: object to this application on the basis of light pollution to the open forest as per Policy CP6.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 3 representations of comment received:
- No objections to the conservatory but the lighting is very bright.
 - Is there any opportunity for blinds to be fitted?
- 9.2 Representation received from the agent:
- The applicant was unaware of the concerns with regards to lighting.
 - The owner has written to the neighbours and has stated that blinds will be installed in the roof as soon as possible.

10. RELEVANT HISTORY

- 10.1 98/63307 - replacement detached garage - granted 01.04.1998

11. ASSESSMENT

- 11.1 The application site is an attractive detached cottage which is sited within the defined village of Brockenhurst and the designated conservation area. The property is set back within its plot and is sited at 90 degrees. The cottage does not front the road and does not appear prominent from the surrounding lanes. This application seeks consent for the retention of a rear conservatory.
- 11.2 By way of background, the conservatory was constructed in 2014 by the current owners. Planning permission was not sought as the owners believed it could be constructed under permitted development rights. The property is currently up for sale and it has been established that planning permission should have been sought for the structure and as such this application seeks to regularise the development.
- 11.3 The relevant issues which need to be considered are:
- The impact upon the character and appearance of the Brockenhurst Conservation Area and whether the addition is appropriate to the existing dwelling.
 - The potential impact upon the neighbouring properties' amenities.

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.

- 11.4 The conservatory is sited on the side elevation of the dwelling and faces into the main garden area. It is constructed of uPVC and has a hipped form. The structure appears as a light weight addition to the cottage and it is not considered it detracts from the character of the property or the surrounding conservation area. With regards to neighbour amenity, due to the scale and siting of the structure it is not considered there is undue loss of light, outlook or privacy to the neighbouring dwellings.
- 11.5 Several representations have been received raising concerns with regards to the bright lighting and the Parish Council have also recommended refusal due to the impact upon the dark skies of the National Park, contrary to Policy CP6. The property does not directly front onto the open forest and it appears relatively secluded with the plot being surrounded by other residential properties, some of which also have conservatories similar in nature to that the subject of this application. The row of properties which front onto Meerut Road screen the site and these properties have glazing to the upper levels. Although it is recognised that, due to the glass construction of the structure, there will be light spillage from the site, for the latter reasons, it is not considered that this would be to a degree that would be harmful to the wider landscape.
- 11.6 The applicant's agent has submitted comments in relation to the concerns raised by the local residents and the Parish Council during the course of the application. It is understood that the applicant is intending to install blinds to limit the light spillage. The installation of blinds would be welcomed, however, it is not considered it would be suitable to attach a condition requiring their installation or retention in perpetuity. This is because internal fixtures are exempt from planning control and a condition of this nature would not meet the condition tests as set out by the Government's Planning Practice Guidance.
- 11.7 The site does lie within flood zone 2, however, the floor levels of the addition are no lower than the floor levels of the host dwelling in accordance with the Environment Agency's standard advice for minor extensions.
- 11.8 It is therefore recommended planning permission is granted for the addition.

12. RECOMMENDATION

Grant Subject to Conditions

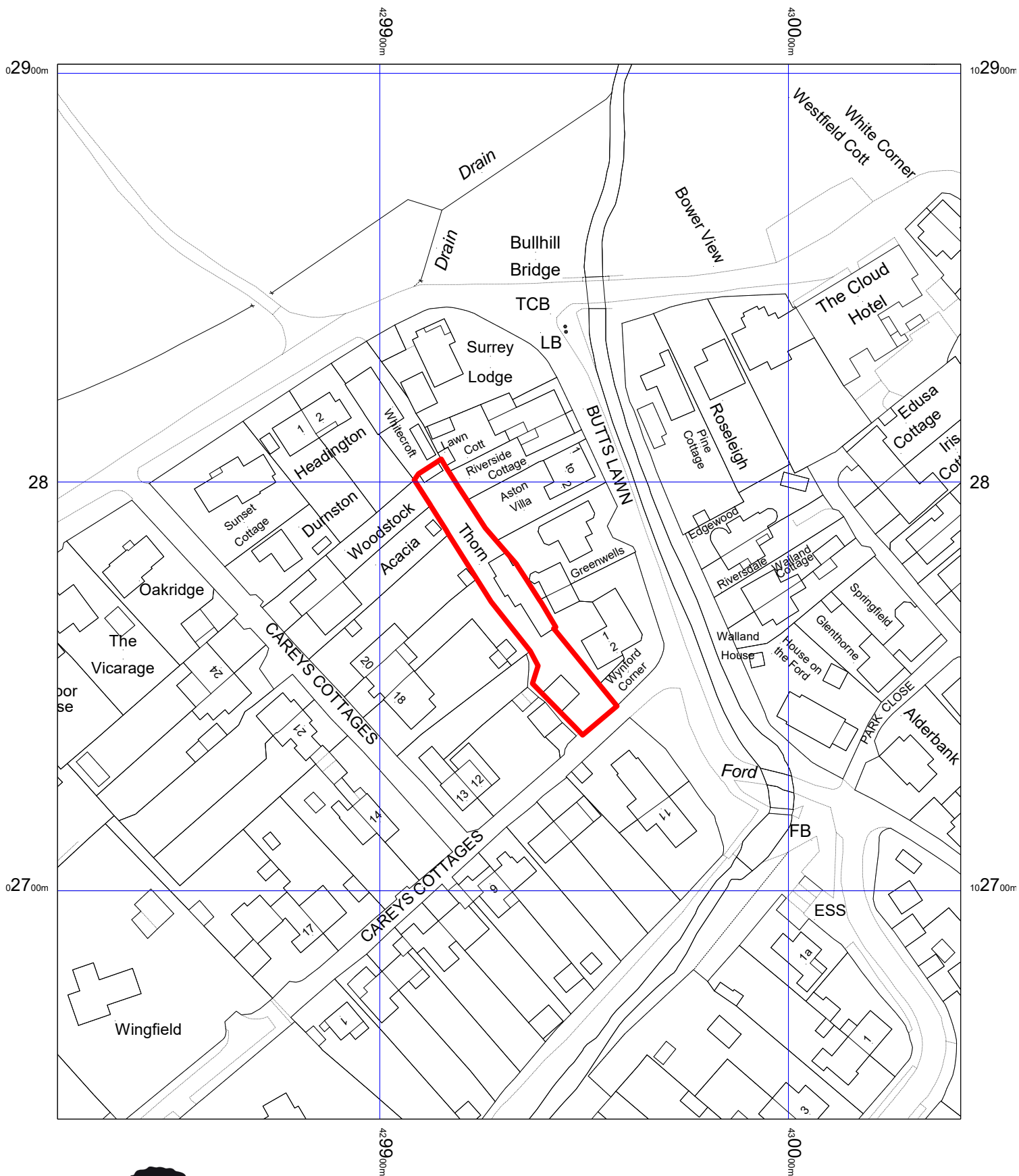
Condition(s)

- 1 Development shall only be carried out in accordance with drawing nos: 01, 02, CY02, CY07, CY09, CY010, CY012. 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):

- 1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.



NEW FOREST
NATIONAL PARK

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