

Application No: 18/01008/FULL Full Application

Site: Land At Forest View, Brockenhurst, SO42 7YX

Proposal: New dwelling

Applicant: Mr P Lister, Solent Projects (Southern) Ltd

Case Officer: Liz Young

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
 DP9 Residential Density in the Defined Villages
 CP12 New Residential Development
 CP1 Nature Conservation Sites of International Importance
 CP2 The Natural Environment
 CP8 Local Distinctiveness
 CP19 Access

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 16 - Conserving and enhancing the historic environment
 Sec 12 - Achieving well-designed places
 Sec 5 - Delivering a sufficient supply of homes

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal; the proposed additional rooflights would cause light pollution contrary to Policy CP6.

8. CONSULTTEES

- 8.1 Tree Officer: No objection subject to conditions.
- 8.2 Ecologist: No objections subject to conditions.
- 8.3 Natural England: No comments received (no objections raised previously).
- 8.4 Building Design & Conservation Area Officer: No objection.
- 8.5 Highway Authority (HCC): No objection subject to condition.
- 8.6 HCC Access Development Officer (Planning): No comments received.

9. REPRESENTATIONS

- 9.1 Two letters of objection received from neighbouring residents:
 - Light pollution from additional rooflights.
 - Overlooking from proposed Juliet style balcony towards the property to the north.

10. RELEVANT HISTORY

- 10.1 New Dwelling (17/00891) approved on 21 December 2017.
- 10.2 2 No. new dwellings; outbuilding (17/00697) refused on 17 October 2017 (Appeal against refusal dismissed 19 September 2018).
- 10.3 Dwelling and attached garage (Approval of Reserved Matters of Outline Planning Permission 75505- Revised scheme) (07/91599) approved on 2 October 2007.
- 10.4 Detached dwelling (Approval of Landscaping reserved by Outline Planning Permission 75505) (amended plans) (07/91301) approved on 13 August 2007.
- 10.5 Dwelling and attached garage (90905) approved on 17 January 2007.
- 10.6 Erection of one detached dwelling (Outline) (02/75505) approved on 16 December 2005.
- 10.7 Erect 8 houses and attached double garages and construct access (86/31251) approved on 10 March 1987.

11. ASSESSMENT

- 11.1 This application relates to a parcel of land which lies within residential surroundings and inside the defined settlement boundary of Brockenhurst. As noted at the time of previous applications, the application site was originally intended to be an integral part of the open setting of Forest View (which comprises nine houses) due to the sensitive location. The site lies on flat ground and originally formed part of the domestic curtilage of Number 1a which now lies to the south. The landscaping which currently runs along the west (roadside) boundary of the site was implemented as a result of a legal agreement in connection with the original planning consent for the development of Forest View. A public right of way (enclosed on each side by important amenity trees) runs along the north boundary of the site.
- 11.2 Consent is sought to erect a detached four-bedroom property utilising the existing access on the west boundary. The proposal would incorporate an integral double garage with accommodation above. The ridge height would measure just over seven metres and the external facing materials would comprise a combination of plain clay tiles and facing brick work. A new parking and turning space would be formed at the front of the site.
- 11.3 In terms of background, this application has been submitted as an amendment to the scheme previously approved (reference 17/00891) for one dwelling and the main changes are summarised as follows:
- Re-position porch to west (road facing) elevation and change in design from mono-pitch to gable.
 - Addition of dormer over front elevation of garage.
 - Re-position chimney to side roof slope; addition of chimney to south projection.
 - Add roof light to south roof slope of main house.
 - Add patio doors to rear (east) elevation.
 - Remove dormer from rear elevation (addition of 3 rooflights).
 - Remove north facing dormers but addition of Juliet style balcony.
 - Addition of small door to front elevation.
 - Slight re-configuration to hard surfacing at front of the site to accommodate re-positioning of front door.
 - Addition of patio area to rear.
 - Change from timber to aluminium windows.

Having regard to the fact that the general principle of introducing a new dwelling onto the site was accepted at the time of the previous approval, the main issues to assess would be whether the amended design would have any implications for the character of the wider area or the amenities of neighbouring residents.

- 11.4 The external footprint of the proposal at 200 square metres remains unchanged from the approved scheme and the dwelling would also be sited in the same location. There would be a marginal increase from the approved ridge line based upon the submitted plans to 7.3 metres. Facing materials would remain unchanged and windows and doors would be timber. As noted at the time of the predecessor application the scale and configuration of the proposed dwelling would be comparable with the other properties in Forest View (the majority of which incorporate integral garages similar to that of the current scheme). The house would be positioned towards the centre of the plot (also consistent with the pattern of development in Forest View). The roofline would be stepped down towards the north boundary with the right of way and the increased distance from this boundary would also ensure the trees would not become subject to increased pressure for pruning in the long term. The scheme would therefore not be harmful to views from the public right of way.
- 11.5 In terms of the specific design changes, the additional dormer to the front would be located on the lower roof section on the garage and would be set well back from the main road facing elevation. It would therefore not appear overly dominant when viewed from outside the site. The re-designed porch would effectively introduce a more traditional detail to the scheme and would add visual interest to the principal elevation. The proposals would therefore be in keeping with the pattern of development in the immediate locality and would not be harmful to the street scene. The proposed change from timber to aluminium windows is not considered to have any significant implications for the character of the wider area having regard to the fact that the majority of dwellings in the locality comprise modern materials. Furthermore, the use of aluminium windows would be preferable to the use of UPVC and the Authority's Conservation Officer has confirmed that she would raise no objections to the use of this material.
- 11.6 Whilst the Parish Council's concerns in relation to light pollution from additional roof lights are noted, the overall extent of glazing across the building would not be significantly increased from the earlier scheme. The proposed rooflights would be very modest in size. Furthermore, the overall number of dormer windows would be reduced and full height window openings would be kept to a minimum. The site lies within built up residential surroundings and does not impact upon views from the open forest. The concerns raised in relation to light pollution are therefore not considered to sufficiently justify a refusal in this instance.
- 11.7 The amended design would not lead to any additional loss of amenity to neighbouring residents. It would remain the case that the only two upper floor windows facing south towards the closest neighbour would serve bathrooms and it would therefore be reasonable to condition these to be obscurely glazed. Whilst an

additional roof light is proposed to this elevation this would be modest in size and positioned high in the roof primarily to provide natural light rather than outlook. It remains the case that no first floor windows are proposed on the north flank wall and the proposed Juliet balcony to this elevation (which is proposed in place of two dormer windows of an equivalent height) would lie over 25 metres from the garden boundary of the closest neighbour. The public right of way and protected trees along this boundary would also serve to mitigate any harmful impact. The proposals in their amended form are therefore considered to meet the requirements of Policy DP1 of the New Forest National Park Core Strategy.

- 11.8 As noted at the time of the predecessor application, no objections have been raised by the Highways Authority in respect of highway safety. Furthermore, the earlier application for two dwellings was not refused on the grounds of highway safety and it could be argued that the reduced number of dwellings would result in a more modest increase in vehicle movements. It is also the case that no objections have been received from the Countryside Access Officer in respect of the previous applications.
- 11.9 Whilst the site lies within 400 metres of the New Forest Special Protection Area, Policy CP12 does not specifically seek to prevent new residential development where it does close to this designation subject to ensuring an Appropriate Assessment would be undertaken. It remains the case that no objections have been raised by either Natural England or the Authority Ecologist subject to conditions ensuring appropriate mitigation and the proposal is therefore considered to be in accordance with Policy CP1 of the New Forest National Park Core Strategy.
- 11.10 In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting planning permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect.
- 11.11 In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the applicant's written agreement has been received in relation to the proposed pre-commencement conditions.
- 11.12 In conclusion, the principle of introducing a new dwelling onto the site has been accepted by the grant of planning permission

reference 17/00891. The amended design is considered to be appropriate to the site and wider area and it is recommended that planning permission should be 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 The two first floor windows on the south elevation hereby approved shall at all times be obscurely glazed.

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).
- 3 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, garage or other outbuilding otherwise approved by Class E 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).
- 4 The trees on the site which are 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 drawing FV 01 Rev B (November 2018).

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).

- 5 Prior to the commencement of works (including site clearance, demolition and building works), 3 working days' notice shall be given to the Local Planning Authority Tree Officer to attend a pre-commencement site visit to inspect all tree protection measures to confirm that they have been installed as illustrated and specified within drawing FV01 Rev B (November 2018).

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 following information has been provided:

Location of site compound and mixing areas; Service routes, including the position of soakaways;
Species, size and planting method of tree to be planted as illustrated within drawing FV01 Rev B (November 2018).

are submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.

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).

- 7 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).

- 8 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 9 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 10 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by, the New Forest National Park Authority.

a) Typical joinery details including window/doors, eaves, verge, bargeboards.

Development shall only take place in accordance with those details which have been approved.

Reason: To ensure an acceptable character and appearance of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 11 The proposed development shall be carried out fully in accordance with the Construction Management Plan (FV 15 Dec 2018).

Reason: In the interests of highway safety and the amenities of neighbouring residents and to comply with Policies DP1 and CP19 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 12 No development shall take place until full details of wheel washing facilities within the site have been submitted to the New Forest National Park Authority and have been approved in writing. The development shall be carried out fully in accordance with the approved details.

Reason: In the interests of highway safety and the amenities of neighbouring residents and to comply with Policies DP1 and CP19 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 13 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 14 Development shall only be carried out in accordance with Drawings FV15, FV16, FV01 Rev B, FV 04, FV05, FV02 and FV03. 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).

- 15 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.



NEW FOREST
NATIONAL PARK

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