

Application No: 19/00509/FULL Full Application

Site: 12 Sutton Place, Brockenhurst, SO42 7TX

Proposal: Change of use of amenity area to create new vehicle and pedestrian access and car parking

Applicant: Mr & Mrs Guiver

Case Officer: Liz Young

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP55 Access
SP17 Local distinctiveness
SP7 Landscape character
SP6 The natural environment
DP2 General development principles

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

6. MEMBER COMMENTS

Application has generated local concerns.

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend permission but will accept a delegated decision; support the application on the basis that it will alleviate some of the on street parking issues in the area but mindful that this needs to be balanced against local residents' concerns that it may have an

urbanising impact upon the character of Sutton Place. Therefore happy to accept a delegated decision.

8. CONSULTEES

8.1 Tree Officer: No objections subject to conditions.

8.2 Highway Authority (HCC): No objections based upon amended plans.

9. REPRESENTATIONS

9.1 13 representations received (12 objections and one comment only) including a letter from Friends of Brockenhurst:

- There is no public open space in the village of Brockenhurst and the recreational needs of the village are main met through misusing the surrounded heath land and designated sites.
- Loss of any amenity land is therefore unacceptable.
- The proposals would compromise highway safety.
- The owners have previously carried out disruptive works to their property.
- The proposal would generate increased traffic movements and a larger number of gas leaks.
- Conditions have previously been imposed which restrict any change of use.
- Improvements to on street parking should be welcomed.
- Proposal would be harmful to the character of the cul-de-sac.
- The current owners do not occupy the building.
- The applicants purchased the land without giving the neighbouring residents any prior notice.
- Previous enlargements to the house itself would lead to increased parking pressure.
- Concern that a ditch adjacent to the site could be filled in which could exacerbate flooding problems.
- Would set an undesirable precedent for similar proposals in Sutton Place.
- Proposals would not bring about any significant benefits.

9.2 One letter of support from the agent on behalf of the applicant:

- The issue of whether or not the applicants occupy the property is not relevant to the planning application.
- The site has suffered a poor level of maintenance.
- No change of use is proposed.
- Any improvements to parking should be welcomed as this would reduce the need to park on designated foot ways and turning areas.

10. RELEVANT HISTORY

- 10.1 One and two storey extensions (16/00698) approved on 17 October 2016
- 10.2 Addition of sun room (NFDC/93/53444) approved 02/03/2001
- 10.3 Erection of 12 Dwellings (NFR 14175/1) Approved on 21 November 1966

11. ASSESSMENT

- 11.1 This application relates to a two storey, semi-detached property located in built up residential surroundings within the defined settlement boundary of Brockenhust. The site lies on flat ground and within a small residential cul-de-sac of 12 properties of a similar design, all of which appear to have been built in the 1960s. Plot frontages are predominantly open and additional restrictions were imposed on the estate when planning consent was granted in the 1970s relating to planting, hard surfaces and means of enclosure.
- 11.2 The application site (and a number of other properties in the estate) does not currently benefit from any formal vehicular access and consent is now sought to remove part of the existing pathway to the front and to form a new driveway in its place with an off road parking area for two cars immediately to the east of the house itself. The proposed hard surface would be "Eco grid", a permeable grid surface with topsoil and hard-wearing grass seed above. No additional planting or means of enclosure is proposed and the rest of the site would remain open.
- 11.3 The main issues under consideration would be:
 - The impact upon the character of the area and the street scene of Sutton Place (having regard to the objectives of the landscaping restrictions originally imposed when consent was granted for the estate).
 - The impact the proposal would have upon trees and the natural features of the site.
 - Any additional implications relating to the amenities of neighbouring residents along with highway safety and parking standards.
- 11.4 In terms of background Condition 11 of Consent NFR 14175/1 (the original consent for the estate) reads as follows:

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order, 1963, no building, structures or erection of any kind including walls, fences, hedges, trees, shrubs and drainage works shall be constructed or planted on the area coloured in green on the approved plan, without the

consent of the Local Planning Authority.

Reason: In order to secure good layout, the safety and convenience of traffic and pedestrians and to provide a well-planned environment for the future residents of the area.

- 11.5 Information which accompanies the application sets out that each of the 12 houses in Sutton Place have only one garage space and that as a result there is significant pressure for on road parking (much of which overrides the pavement due to the limited road width). It is stated that the proposal would effectively remove 2 cars from the road. The plans submitted propose Eco-grid. No additional planting or inclosure is proposed and it is not the applicant's intention to use the application site as garden. Having regard to this additional information along with the fact that significant amount of tarmac would be removed from immediately in front of the house it is considered that the proposed driveway and parking area would not conflict with the conditions originally imposed when consent was granted for the estate. Furthermore, it is likely that car ownership will have increased significantly since the properties were originally built and the removal of pressure for in-road parking would lead to less obstruction of both the foot way and carriage way.
- 11.6 Amended plans have been submitted to satisfy Highway Officer concerns over limited turning space and there would now be sufficient space for vehicles to turn and enter the highway in forward gear. The proposal would also bring about the opportunity to re-instate a protected tree which was previously removed from the site and this would bring about a further enhancement to the wider street scene. In the event that consent is granted it would not be necessary to impose further conditions having regard to the fact that Condition 11 would remain unaffected. It would, however, be necessary to agree an appropriate time scale for the removal of the existing tarmac footpath.
- 11.7 As noted by the Authority Tree officer the dead Horse Chestnut T1, protected by TPO 03/06 was felled in 2007 (ref:sec198/07/0107) as exempt work. A request was made for a similar replacement tree to be planted at that time. This was either not carried out or the tree has since failed. This large open space is a prominent location and has adequate space for a specimen tree. No objections have been raised by the Tree Officer, therefore, subject to a condition for a replacement tree being planted (Horse Chestnut, Oak or Liquidambar being the recommended species).
- 11.8 In terms of the amenities of neighbouring residents the proposal would lie between the house and the main road. The proposal would not encroach any closer towards neighbours and therefore any vehicle movements associated with the development would not give rise to a harmful increase in levels of activity, particularly

when having regard to the relatively suburban context and the proximity to Southampton Road. Therefore, there would be no conflict with the requirements of Policy DP2 of the New Forest National Park Local Plan.

11.9 With regards to the other concerns raised by neighbours the existing site is not one which would offer reasonable opportunities for any form of meaningful recreational use and the main reasoning behind the restrictive conditions originally imposed related to the character of the street scene (along with highway safety) rather than provision of public open space. For the reasons set out above, the proposals are not considered to compromise the character of the street scene and no formal objection has been received from the Highways Authority. There would therefore be no conflict with the objectives of Condition 11. The impact and disruption associated with any previous building works would not be relevant to the consideration of any future development proposals as this would relate primarily to contractors' working arrangements. As set out by the agent the issue of whether or not the applicants occupy the property would not be relevant to the consideration of this application. The proposals do not include any works to infill ditches and if this were to take place at a later date then this would be an unrelated issue to be resolved through the County Council.

11.10 In light of the above it is considered that the proposals would not give rise to any harmful impact upon the character of the area, the safety and convenience of users of the adjoining highway or the amenities of neighbouring residents. The low-key informal layout proposed would not conflict with the objectives of the restrictive conditions which will continue to remain on the site and the proposal would reduce some of the pressure for on road parking in Sutton Place. It is therefore 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 Within 6 months of the commencement of development the existing footpath along with all resultant materials (hatched on Drawing 2) shall be completely removed and the land reinstated to a condition which has been formally agreed in writing by the

National Park Authority.

Reason: To preserve the street scene and landscape character of the locality and to comply with Policies DP2, SP7 and SP17 of the New Forest National Park Local Plan (2016 - 2036).

- 3 Development shall only be carried out in accordance with Drawing Numbers 1 and 2. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

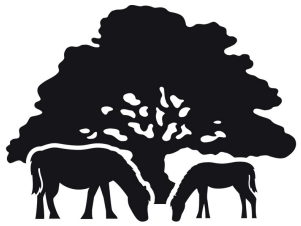
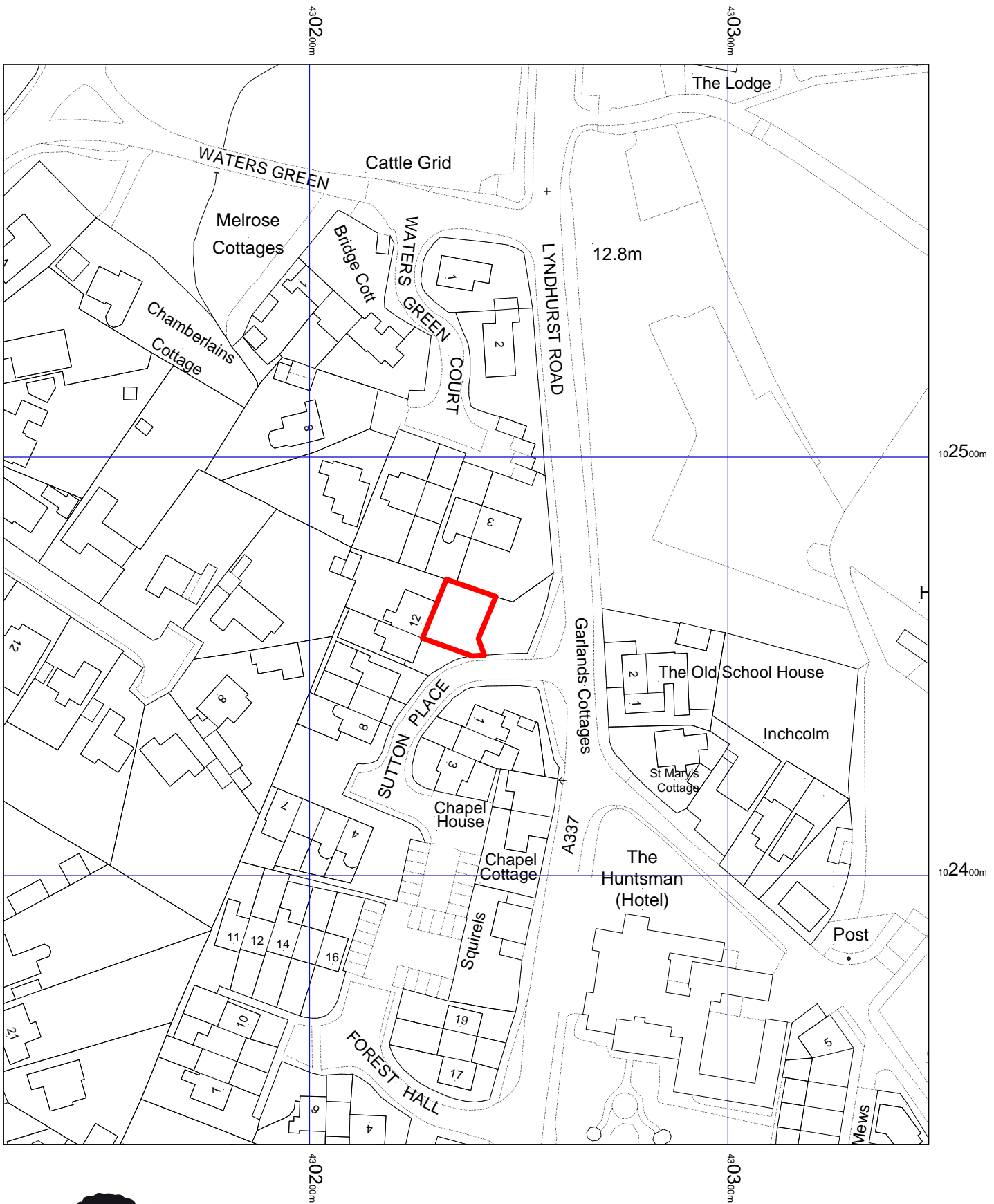
Reason: To ensure an acceptable appearance of the building in accordance with policies SP7, SP17, SP55 and DP2 of the New Forest National Park Local Plan 2016 - 2036.

- 4 The approved planting plan shall be implemented in full within the first planting season following the commencement of development.

If within a period of 2 years from the date of planting the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted in the same place or in accordance with a variation for which the Local Authority give their written consent.

The replacement tree to be of minimum stock size 8-10cm girth at 1m above ground level when planted.

Reason: To ensure that any loss of amenity through the removal of trees is mitigated for future generations and to preserve the character of the local area in accordance with Policy DP2 of the New Forest National Park Local Plan.



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 03/10/2019

Ref: 19/00509

Scale: 1:1250

© Crown copyright and database rights 2019 Ordnance Survey 100014703

