

Application No: 19/00718/FULL Full Application

Site: 2 Forest View, Martins Road, Brockenhurst, SO42 7TQ

Proposal: Two storey extension; porch

Applicant: Mr K Crompton

Case Officer: Carly Cochrane

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
SP16 The historic and built environment
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

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 permission

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of support has been received from the adjoining neighbour.

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The application site is located to the eastern side of Martins Road, and comprises the left hand facing, two storey dwellinghouse in a non-identical semi-detached pair. The site is located within the Brockenhurst Conservation Area and has been identified within the Conservation Area Character Appraisal (CACA) as being of historic and vernacular significance; it therefore comprises a non-designated heritage asset, along with all other properties facing Martins Road. The front boundary of the site also adjoins the New Forest SSSI.

11.2 This application seeks planning permission for the erection of a two-storey rear extension, with the ground floor oriented at 45 degrees to the rear elevation, creating a triangular shape, and with parts of its roof projecting beyond the first floor. The first floor element would marginally overlap part of the ground floor. The proposed extension would be constructed with vertical timber cladding upon the ground floor, and zinc covering the first floor, and with a zinc roof. The proposal also includes the addition of a porch upon the front elevation.

11.3 The site is not located within the defined village boundary and is not a small dwelling. As such, it is limited in its additional floorspace to a maximum of 30% over that which existed on 1st July 1982 as per Policy DP36 of the Local Plan. It is calculated that the proposal would fall within this limitation and is therefore policy compliant in this respect.

11.4 However, Policy DP36 also states that *"Extensions to existing dwellings will be permitted provided that they are appropriate to the existing dwelling and its curtilage"*. The supporting text in paragraph 7.80 sets out that *"The 30% limit set out in Policy DP36 is not an allowance or entitlement and it is important to emphasise that although an extension may comply with the criterion on size, there could be other harmful impacts which would make the proposal unacceptable. In all cases, the Authority will have regard to the scale and character of the core element of the original dwelling (rather than subsequent additions) in*

determining whether or not an extension is sympathetic to the dwelling". As such, additional floorspace will only be considered acceptable when assessed against all other planning considerations.

- 11.5 With regard to other relevant policy, Policy SP16 of the Local Plan sets out that *"Proposals should protect, maintain or enhance nationally, regionally and locally important sites and features of the historic and built environment, including local vernacular buildings, archaeological sites and designed and historic landscapes"*. Proposals will therefore be supported where they conserve and enhance the significance or special interest of designated or non-designated heritage assets, and do not harm the special interest, character or appearance of a conservation area. Policy SP17 of the Local Plan recognises the cumulative adverse impact individual, small-scale proposals can have in terms of their harmful suburbanising effect which can erode the special rural qualities of the New Forest National Park. Policy DP18 of the Local Plan sets out that *"All new development will be required to achieve the highest standards for new design...with particular regard to enhancing the built and historic environment of the New Forest"* and seeks to ensure that *"development is contextually appropriate and does not harm key visual features, landscape setting or other valued components of the landscape, and enhances these where appropriate"*.
- 11.6 Policy SP7 of the Local Plan sets out that *"planning should recognise the 'intrinsic' character and beauty of the countryside. Landscape character cannot solely be determined by what is visible from a publicly accessible location"*, and the policy seeks to ensure that development avoids detrimental impacts on the intrinsic landscape character and its key features. Finally, Policy DP2 sets out that *"All new development and uses of land within the New Forest National Park must uphold and promote the principles of sustainable development. New development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness. This includes, but is not restricted to, ensuring...development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout; development respects the natural, built and historic environment, landscape character and biodiversity"*.
- 11.7 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities have a general duty in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas. The application site is located within Character Area 'C' (Waters Green) of the CACA. Paragraph 4.5.12 sets out that there are 74 unlisted buildings within the Waters Green Character Area which have been identified as being of local, vernacular or cultural interest, dating from the late 18th century through to the early 20th

century. It identifies that there are a number of small collections of buildings within the various surrounding lanes which create important historic and visually attractive groupings. Martin's Lane is discussed at 4.5.22, and notes that the ten buildings which form the linear development of cottages are an important group within the character area, as they have retained most of their architectural detail. Each of the non-designated heritage assets are considered to enhance the particular part of the character area within which they are located and represent good local vernacular detailing and reflect the cultural history of the area. Paragraph 5.1.2 of the CACA sets out that, before carrying out development on the identified buildings within the area, *"the original method of construction should be studied, understood and followed to preserve the historic fabric and character of these important vernacular buildings"*. Finally, paragraph 7.4 recognises that *"unlisted buildings of local interest make an important contribution to the character and historic integrity of the settlement, and it is important that they are protected."*

- 11.8 Finally, in respect of policy, Paragraph 197 of the National Planning Policy Framework sets out that *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*
- 11.9 The proposed extension is considered 'contemporary' in its design, particularly when compared against the traditional vernacular of the existing dwellinghouse. Contemporary design can be successful, including upon non-designated heritage assets and listed buildings. However, in this instance, and having regard to the policy context referenced above, it is considered that the proposed extension would, by virtue of its overly dominant scale detract from and compete with the main dwellinghouse. In addition, the discordant envelope shape and uncharacteristically complex form would jar with the traditional scale and features of the non-designated heritage asset. It would appear as an overly strident structure which is unsympathetic and harmful to the character and appearance of the non-designated heritage asset. The proposed fenestration is at odds with that upon the existing dwellinghouse, which is traditional and modest in its design and scale, and overall, the proposed extension appears as a 'stand-alone' element, with no regard or reference to the traditional character of the main dwellinghouse.
- 11.10 It is put forward that the proposal has been designed in order to maximise views of the garden from within the dwellinghouse, and also to avoid an area of unusable space between the proposed extension and the boundary with the adjacent property. The fact that a development is not visible within the public view is not

reason to set aside aesthetic consideration at any time, but particularly so when dealing with heritage assets. Policy SP7, as set out in paragraph 11.5 of this report, sets out the importance of intrinsic landscape value, and as identified within paragraph 11.6, properties along Martins Road are considered to positively contribute to the character and appearance of the area by virtue of their historic and vernacular importance.

11.11 The proposed porch upon the front elevation is considered appropriate by virtue of its proportionate scale and modest design. In terms of neighbouring amenity, the first floor element is not of an excessive depth; the application property is located to the north of its adjoining neighbour, and therefore it is unlikely that the proposal would result in any significant adverse impact upon neighbouring amenity.

11.12 However, it is not considered that there are any overriding material considerations which would outweigh the identified conflict with the development plan referred to above. The proposal is considered to represent inappropriate and unsympathetic design by virtue of its overall scale, form and materials, resulting in harm to the unique character and quality of the built environment of the National Park and which policy specifically seeks to resist. The proposal would therefore result in a harmful impact upon the character and appearance of the non-designated heritage asset and the conservation area. The proposals would also fail to meet the requirements of Policies DP2, DP36, SP6, SP16 and SP17 of the Local Plan.

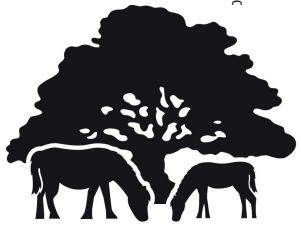
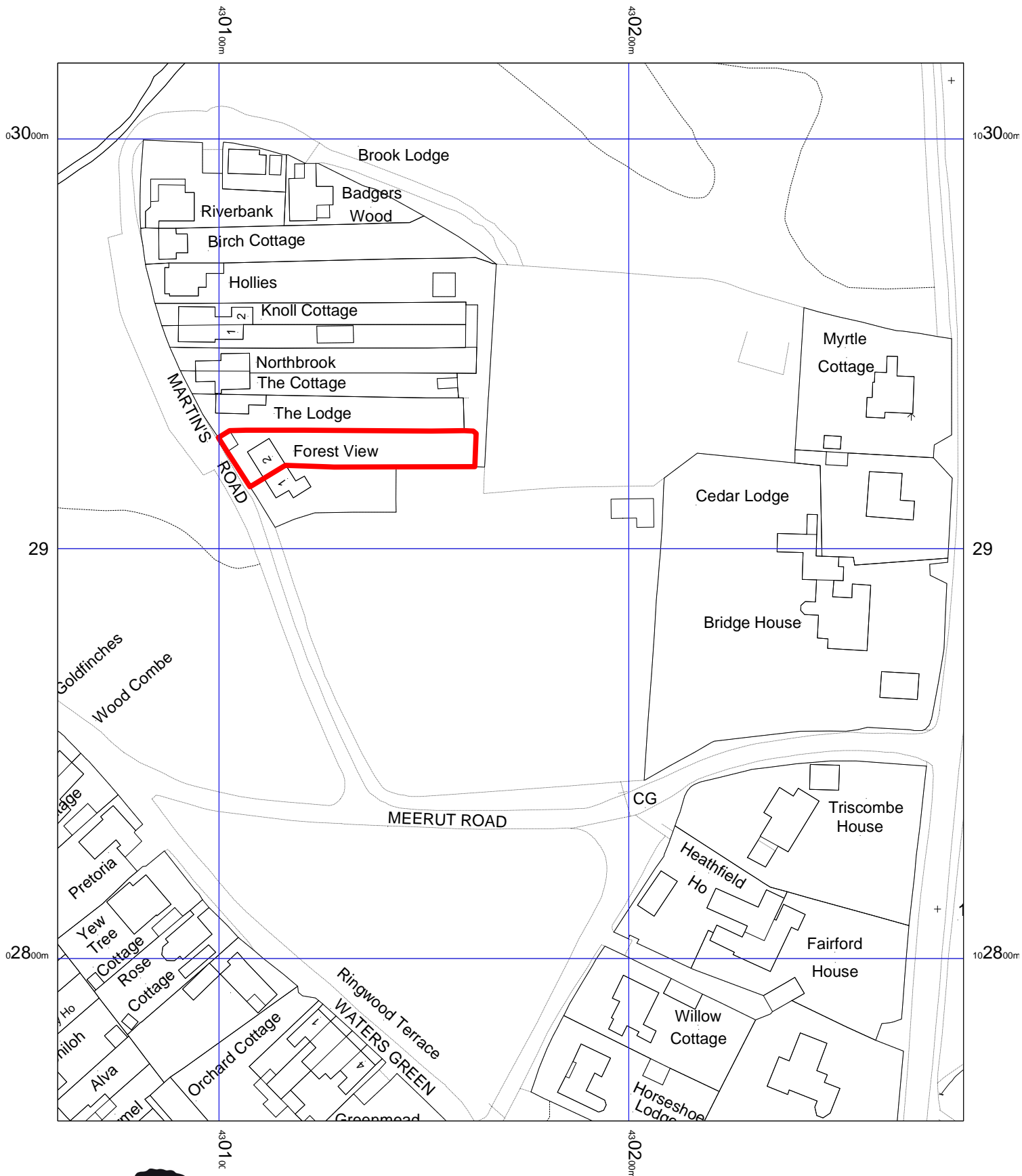
11.13 It is therefore recommended that permission be refused.

12. RECOMMENDATION

Refuse

Reason(s)

1 The proposed extension would, by virtue of its inappropriate and unsympathetic design, form and scale, fail to respect the traditional, modest and compact form of the existing dwelling. The proposal would therefore fail to preserve or enhance the character and appearance of the non-designated heritage asset or Conservation Area, and would be contrary to Policies DP2, DP36, SP7, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016-2036, the National Planning Policy Framework and the National Design Guide.



NEW FOREST
NATIONAL PARK

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