

Application No: 16/00252/FULL Full Application

Site: Kinnord, Partridge Road, Brockenhurst, SO42 7RZ

Proposal: Two storey rear extension; porches; cladding to gables (Revised design to planning permission 14/00805)

Applicant: Mrs J Murphy

Case Officer: Deborah Slade

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Application from Officer.

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

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 permission but will accept the decision of the NFNPA's officers delegated decision

8. CONSULTEES

8.1 Land Drainage (NFDC): No comment

9. REPRESENTATIONS

9.1 One letter of representation in support of the proposal

10. RELEVANT HISTORY

10.1 Two storey rear extension (14/00805) Granted 18th November 2014

11. ASSESSMENT

11.1 The application site of 'Kinnord' comprises a detached bungalow located to the southern side of the highway. The property is located within the Defined Village of Brockenhurst and is not a Small Dwelling. The surrounding street scene comprises a mix of housing styles and designs; the roof space has been converted to habitable accommodation. The property currently benefits from planning permission (reference 14/00805) for the erection of a two storey extension with a flat roof porch overhang to the front and side entrances.

11.2 This application seeks planning permission for a two storey rear extension and porches to the front and side. There would be no change to the design of the two storey rear extension, which would measure approximately 3 metres in depth, with a width, eaves and ridgeline height to match the principal dwellinghouse. The alterations from that previously approved comprise a change in the roof style of the porch to the front (flat roof to pitched to match that front window gables), and from flat to a mono pitch to the side.

11.3 The two storey rear extension and porches would be of a design which are considered to harmonise with the principal dwellinghouse. The two storey extension would be located to the rear, and therefore would not form part of the street scene of Partridge Road. The porch to the front elevation would have an appearance similar to the existing window gables; the small mono pitch roof to the side porch is not considered to have any impact upon the overall appearance of the dwellinghouse. The cladding to the front gables is not considered to be detrimental to the appearance of the dwellinghouse or wider area. Overall, the proposals would not appear incongruous and it is considered that the character of the area would be preserved.

11.4 The properties of 'Cranemoor' (to the east) and 'Hawthorns' (to the west) comprise bungalows which have a relatively similar rear building line to that of 'Kinnord'. There is a distance of at least 3 metres between the respective side elevations, and the rear gardens are southerly facing and significant in depth. It is not considered that the proposal would result in any significantly

adverse overshadowing or loss of light impact, nor would the proposal appear unduly overbearing.

- 11.5 There is an existing rear dormer window at first floor level. It is not considered that the proposal and the new windows within the rear elevation, or the roof lights within either side roof slope, would give rise to levels of overlooking not currently experienced by the occupiers of neighbouring properties. The new window within the eastern side gable end facing onto 'Cranemoor' would face onto a blank roof slope, and would not create any further opportunity for overlooking into the private amenity space. It is therefore concluded that neighbouring amenity would be upheld in accordance with Policy DP1.
- 11.6 Given that the attic already provides habitable accommodation, it is unlikely that the proposal would result in impact upon bats or their habitat; nor is it likely that any other protected species would be affected due to the nature of the application and curtilage location. No trees would be affected. Access and parking would remain as existing.
- 11.7 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP6 and DP11 of the Core Strategy.

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 in accordance with Drawings:
- Kinnord - 09, Kinnord - 10 Rev P1, K-PR-01.
- 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.

- 3 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

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).



NEW FOREST NATIONAL PARK

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