

Application No: 16/00272/FULL Full Application

Site: 14 Greenways Road, Brockenhurst, SO42 7RN

Proposal: Change of Use of land to residential curtilage; single storey extensions; creation of access

Applicant: Mr Doig

Case Officer: Katie McIntyre

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
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: Object:

- The extension is not in keeping with the street scene.
- The creation of the new access would set a precedent which could have a detrimental impact upon the street scene.

8. CONSULTTEES

- 8.1 Land Drainage (NFDC): No comment

9. REPRESENTATIONS

- 9.1 One representation of objections received from Friends of Brockenhurst:
- The large areas of grass are a feature of the development which the change of curtilage would disturb unacceptably.
 - Question whether it has encroached upon public open space.

10. RELEVANT HISTORY

- 10.1 15/00149 - Two-storey side extension - withdrawn 18 March 2015
- 10.2 NFR/11887/2 - Two blocks of 4 houses and 12 garages, layout of foul and surface water sewers together with construction of road - granted 17 March 1967

11. ASSESSMENT

- 11.1 The application site is an end of terrace dwelling that lies within the defined village of Brockenhurst outside of the Conservation Area. Greenways Road is unclassified and forms a small cul-de-sac. The properties on the northern side of Greenways Road are similar in character and design being semi-detached or terraced properties rendered with tile hanging. The properties to the east and south are more varied in design with some bungalows and others two-storey. This application seeks consent for single-storey extensions, creation of an access, and the retention of the change of use of land to residential curtilage. As the property is sited within the defined village of Brockenhurst and is not classified as a small dwelling, the floorspace restriction would not apply in this instance.
- 11.2 The relevant issues which need to be considered are:
- The impact upon the character and appearance of the area;
 - Whether the additions would be appropriate to the existing dwelling and its curtilage;
 - Potential impact upon the neighbouring properties amenities.
- No comments have been received by local residents during the course of the application although an objection has been received from Friends of Brockenhurst with regards to the change of use of the land as the large areas of landscaping are a feature of this development. The Parish Council have also raised concerns in relation to the design of the extension and the impact the new access would have upon the street scene. There is also a concern that a future precedent could be set.

Change of use of land to residential curtilage:

- 11.3 An area of land to the side of the property, which it is understood has always been within the ownership of number 14 but originally formed part of the landscaping of the close, has been enclosed by a 1.8m fence and incorporated within the garden area of the property. The area of land measures approximately 32 square metres and is positioned between number 14 and the driveway and garage of number 12. The Authority was made aware of the change of use of the land when an application was submitted in March 2015 for a two-storey side extension which was subsequently withdrawn. The applicant was advised by Officers to submit an application to regularise this change of use.
- 11.4 The comments received from Friends of Brockenhurst are noted, however it is not considered that the enclosure of this piece of land has had an adverse affect on the character and appearance of Greenways Road. This is because it is an area of land to the side of the property and the fence does not project forward of the current building line of the property. For this reason it is also not considered the openness of the cul-de-sac has been adversely affected as the open plan frontage to the front of these properties has been retained, and the views from Lyndhurst Road and the Conservation Area are unaltered. It is therefore considered the character and appearance of Greenways Road has not been unduly harmed by these unauthorised works.

Single-storey extensions:

- 11.5 The application also proposes a single-storey side and rear extension. The proposed side addition would project approximately 2.8 from the flank wall and would have a depth of circa 8.5m with a hipped form. This addition would link with the proposed rear extension which would extend into the rear garden by approximately 3m extending nearly the full width of the property. Other properties within the vicinity of the site have single-storey additions to the side such as the adjacent properties numbers 12 and 11.
- 11.6 It is considered that the design and form of the additions proposed would be in keeping with the architectural style and character of the host dwelling. The additions would also appear subservient in scale and as such it is not considered they would appear as intrusive or overly dominant additions within the street scene. It is recognised the additions would appear more prominent from the hammerhead, however other properties within the vicinity have flat roof garages to the side and as such it is not considered that a projection to the flank wall would appear out of keeping. The single-storey nature of the additions would also ensure that the proposed enlargements would not unbalance the appearance of this terrace. Views of the additions from the Conservation Area would also be limited. For these reasons it is considered the development would have an acceptable impact upon the character and appearance of the locality and would not appear

out of keeping or visually intrusive within the street scene.

- 11.7 With regards to neighbour amenity, the adjoining property number 15 has several ground floor windows and there is currently a 1.8m close boarded fence to the boundary. The rear garden of this property faces north however as the extension would be single-storey it is not considered there would be undue loss of light or outlook. A roof light is proposed within the side elevation however as this would be high level views would be skywards only. In terms of the property to the east, number 12, as this property is set further back within its plot the majority of the development would be adjacent to this property's driveway and garage which is also considered to result in an acceptable relationship.

Access:

- 11.8 The application also proposes to lay a permeable driveway and to install a drop kerb in order to form an access onto Greenways Road. The neighbouring property number 12 has a similar driveway to that proposed. As Greenways Road is unclassified and the proposed driveway would be constructed of permeable materials planning permission would not be required for these works. It is not considered that the access would compromise highway safety.
- 11.9 It is therefore concluded that overall the application complies with local and national planning policy and it is recommended that planning permission is 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.

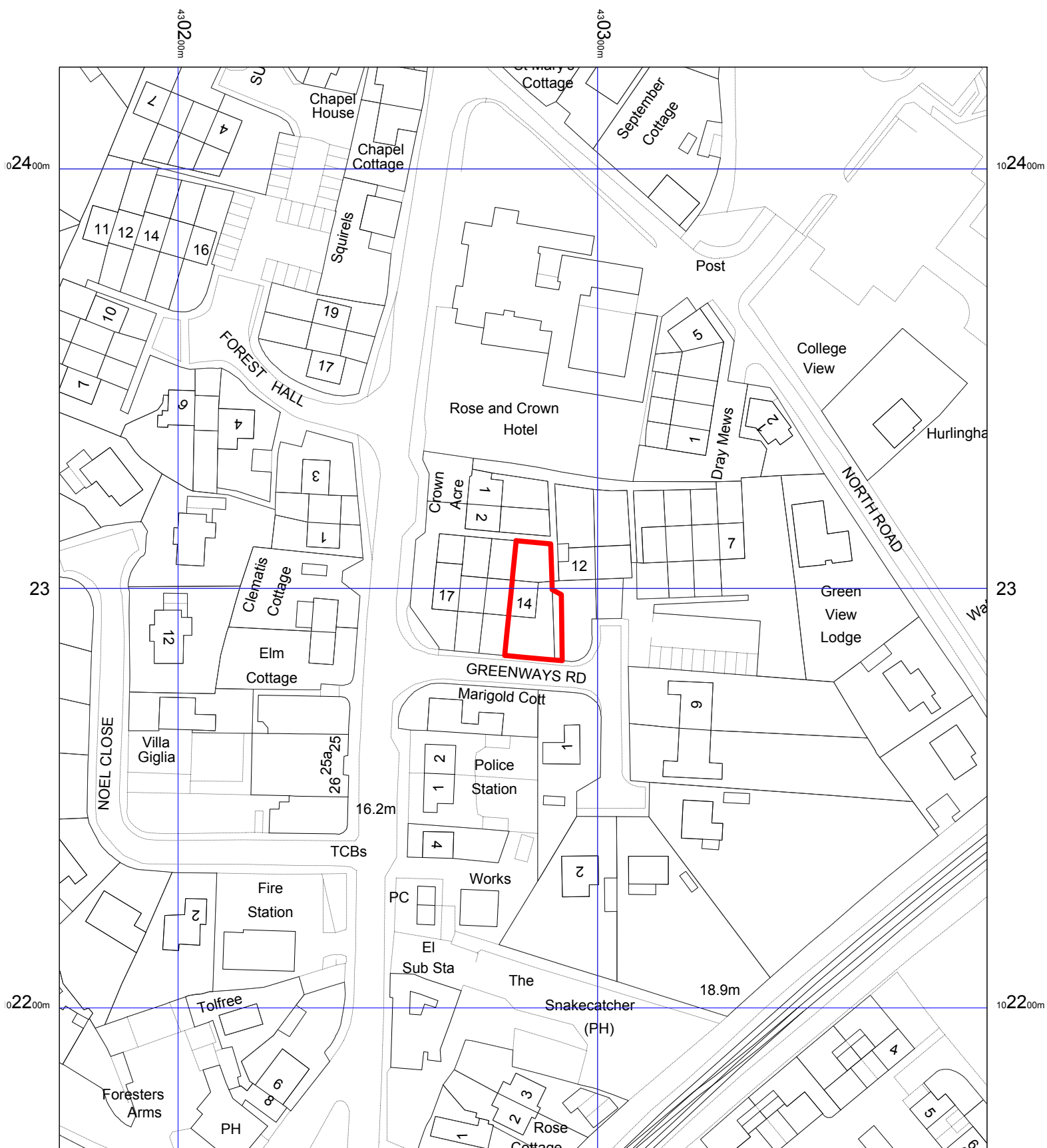
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Development shall only be carried out in accordance with drawing numbers: PL/01, PL/02, PL/03, PL/04 and PL/05. 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

- 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

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

Tel: 01590 646600 Fax: 01590 646666

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