

**Application No: 20/00691/FULL Full Application**

**Site:** 11 The Coppice, Brockenhurst, SO42 7QZ

**Proposal:** First floor extension and roof alterations to facilitate additional habitable accommodation, single storey lean-to extension and external staircase to existing garage; relocation and extension to wall and gate; replacement shed

**Applicant:** Mr Lowe

**Case Officer:** Liz Young

**Parish:** BROCKENHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles

DP37 Outbuildings

SP17 Local distinctiveness

SP6 The natural environment

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 11 - Making effective use of land

Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Brockenhurst Parish Council: Recommend refusal:

- it is not in-keeping with the local street scene and the proposed

extension is not subservient to the main building;

- neighbouring amenity and privacy will also be adversely affected through overlooking.

## **8. CONSULTEEES**

8.1 Tree Officer: No objections raised.

## **9. REPRESENTATIONS**

9.1 Eight letters of objection received on the following grounds:

- There is already a large cluster of outbuildings on the site.
- Proposals would be at odds with the original layout of the Coppice.
- The amended plans would also be out of keeping with the area.
- The proposed shed is larger than existing and would therefore be excessive and unnecessary.
- It is not clear what the proposed shed is to be used for and it would potentially give rise to excessive noise levels from the use of machinery and power tools.
- The property already has a large number of bathrooms.
- Proposals would be visually and intrusive and would give rise to overlooking to the detriment of neighbouring residential properties.
- The applicants have not discussed their plans with neighbouring properties.
- The proposals would not be in keeping with the surrounding area.
- Extensive tree work has already been undertaken within the grounds of the property.
- The outbuilding would potentially be used as a holiday let in the future and this could, in turn have a harmful impact upon highway safety.
- Proposals would have a harmful impact upon the tranquillity of the Coppice.
- It is not clear why two WCs are needed.
- There are no dimensions on the drawings.
- Proposals would set a precedent for similar forms of development to be carried out elsewhere.
- Proposals would be contrary to Policies DP37 and SP17 of the Local Plan.
- Harmful impact upon biodiversity.
- Light Pollution.
- Harmful impact upon views from the open forest.

9.2 Two letters of support for the following reasons:

- Proposal would be in accordance with planning policy.
- Proposal would not impact upon the surrounding vegetation or

the amenities of neighbouring residents.

## **10. RELEVANT HISTORY**

10.1 Retention of Shed (10/95096) Approved on 21 July 2010

## **11. ASSESSMENT**

11.1 This application relates to a substantial two storey detached property located within a large, residential cul-de-sac of properties located on the western edge of the settlement of Brockenhurst. The house is a modern building and forms part of a development of properties of a similar scale and form with large detached garages which were built during the 1990s. The plot (which lies within the defined settlement of Brockenhurst) is spacious and mature, with protected trees along all four boundaries. A detached, three bay garage lies towards the front of the site and is positioned end-on to the boundary with the highway. The rear (west) boundary is adjoined by open forest.

11.2 Consent is now sought to extend the existing garage and to carry out roof alterations to form a room in the roof. The existing shed which lies adjacent to the garage is also to be replaced. The alterations proposed to the garage would include the enlargement of the existing rear log store in order to accommodate a downstairs toilet, an external staircase to the rear, the introduction of a cropped gable to each end of the roof and the addition of a dormer to the south roof slope. Two roof lights are proposed on the north roof slope along with a modest obscurely glazed first floor window on the east (road facing) elevation. The existing shed has an external footprint of 11 square metres and a ridge height of 2.5 metres. The proposed replacement shed (which would be timber with a felt roof) would have an external footprint of 18 square metres and a ridge height of 2.5 metres. The overall height of the garage would remain unchanged at just over 5 metres. The existing garden wall which links the outbuilding to the main house would be re-positioned in order to accommodate the proposed external staircase, although this element of the works would be classed as permitted development as the height of the wall would remain less than 2 metres (and it does not lie adjacent to a highway).

11.3 The main issues under consideration would be:

- The extent to which the proposed development would meet the requirements of Policy DP37 in terms of ensuring outbuildings would be incidental and subservient to the main house (having regard also for the character of the wider area).
- The impact the development would have upon the amenities of neighbouring residents.
- Impact upon trees.

- 11.4 The plans originally submitted with the application proposed a large gabled dormer to both the front and rear roof slope of the outbuilding. Concerns were raised with the applicant that the alterations would bring about an overly domestic, dominant appearance which would be inappropriate, particularly having regard to the relatively prominent siting of the outbuilding and the impact upon the street scene. Amended plans were therefore submitted, deleting the rear dormer (with roof lights now proposed in its place) and amending the design and size of the front dormer. The more modest size and mono-pitched roof to the front dormer would now ensure the roof alterations would retain a degree of subservience to the outbuilding which would ensure it would not appear overly dominant when viewed alongside the main house. The overall extent of glazing within the roof space has been reduced.
- 11.5 With regards to concerns raised in relation to the impact upon views from the open forest, the development lies over 40 metres from the rear boundary of the site (which is adjoined by North Weirs). This boundary is well screened by protected trees and the development would not encroach any closer towards this boundary. For the same reasons the proposal would not give rise to a harmful increase in light pollution, particularly as the overall extent of glazing has been reduced and the proposal would only be visible within the built up context of the Coppice. The development would be well contained within the site and the overall footprint of built development would not increase significantly. Having regard to this, along with the distance from the open forest, the proposals would not give rise to a harmful impact upon the biodiversity or ecological integrity of the New Forest.
- 11.6 The new first floor within the outbuilding is proposed to accommodate a study / games room with toilet and no habitable uses are proposed within the building. Policy DP37 is supportive of home working within detached outbuildings. Whilst the overall size, prominence and volume of the building would be increased to some degree as a result of the proposals, it would remain subservient to the main house as a result of its low roofline and modest footprint. The proposed external staircase would not impact upon views from the highway and the scaled down dormer would ensure a simpler appearance. Similar alterations have been carried out to the outbuilding which serves one of the immediate neighbours and the introduction of a room in the roof of the building would therefore not be out of character within the immediate locality. The low roofline and simple form of the proposed shed would ensure it would appear subservient to the main house. Its modest size and low roof would also ensure it could not readily be adapted to habitable uses.

- 11.7 Whilst it is noted that concerns have been raised in relation to the potential for the building to be utilised for habitable / self contained accommodation in the future, this would also be the case for the building as it stands, given its scale and height. There are no restrictions on the building at present and planning permission would not be required to form habitable rooms within the existing structure. To form a self-contained unit would require planning permission (with the opportunity to restrict future uses). A condition restricting the potential for any form of habitable use would reduce the risk of the building subsequently being used for ancillary or self-contained accommodation and would also reduce the potential for such a use to become established through lawfulness. The applicant has confirmed that they would be willing to accept such a restriction.
- 11.8 With regards to concerns over the proposal to introduce a larger shed, Policy DP37 does not set out a specific requirement for this form of development to be accompanied by specific justification (subject to the proposal being appropriate and subservient to the main house). The potential use of the replacement building for power tools and other hobbies is not considered to be inappropriate in the context of a domestic residential curtilage within built up, residential surroundings (or contrary to the objectives of Policy DP37). There is also a distance of over 8 metres between the replacement shed and the closest neighbouring property. The overall size of the replacement would nevertheless remain modest in relation to the house and it would be closely associated with existing buildings on the site. Overall the proposals are therefore considered to meet the requirements of Policies DP37 and SP17 of the New Forest National Park Local Plan.
- 11.9 There would be a distance of over 30 metres between the upper floor window proposed in the road facing elevation of the outbuilding and the two properties across the road to the south and the amended plans now show this window to be of a reduced size and obscurely glazed. The impact upon the property to the north would be mitigated by the screening offered by the protected trees which lie on the boundary of the site. Furthermore, the dormer which was originally proposed on this elevation has now been replaced by roof lights. The proposed replacement shed would replicate the very low roofline of the existing structure and would also be well distanced from the boundary with the neighbour. The proposed external staircase would mainly overlook the garden of the application site and would therefore not give rise to a harmful increase in overlooking. Overall, the development is not considered to harm the amenities of neighbouring residents to an unacceptable degree and would therefore meet the requirements of Policy DP2 of the New Forest National Park Local Plan.

- 11.10 Both the garage and proposed replacement shed are positioned on existing hard surfacing and the Authority Tree Officer is satisfied that the proposals would not damage the root protection areas of protected trees. Existing garden enclosures would ensure impacts during construction would be mitigated and there would be no requirement to impose conditions relating to tree protection. The development would therefore be in accordance with Policy SP6 of the New Forest National Park Local Plan. It is therefore recommended that planning permission should be granted.

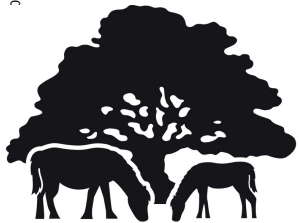
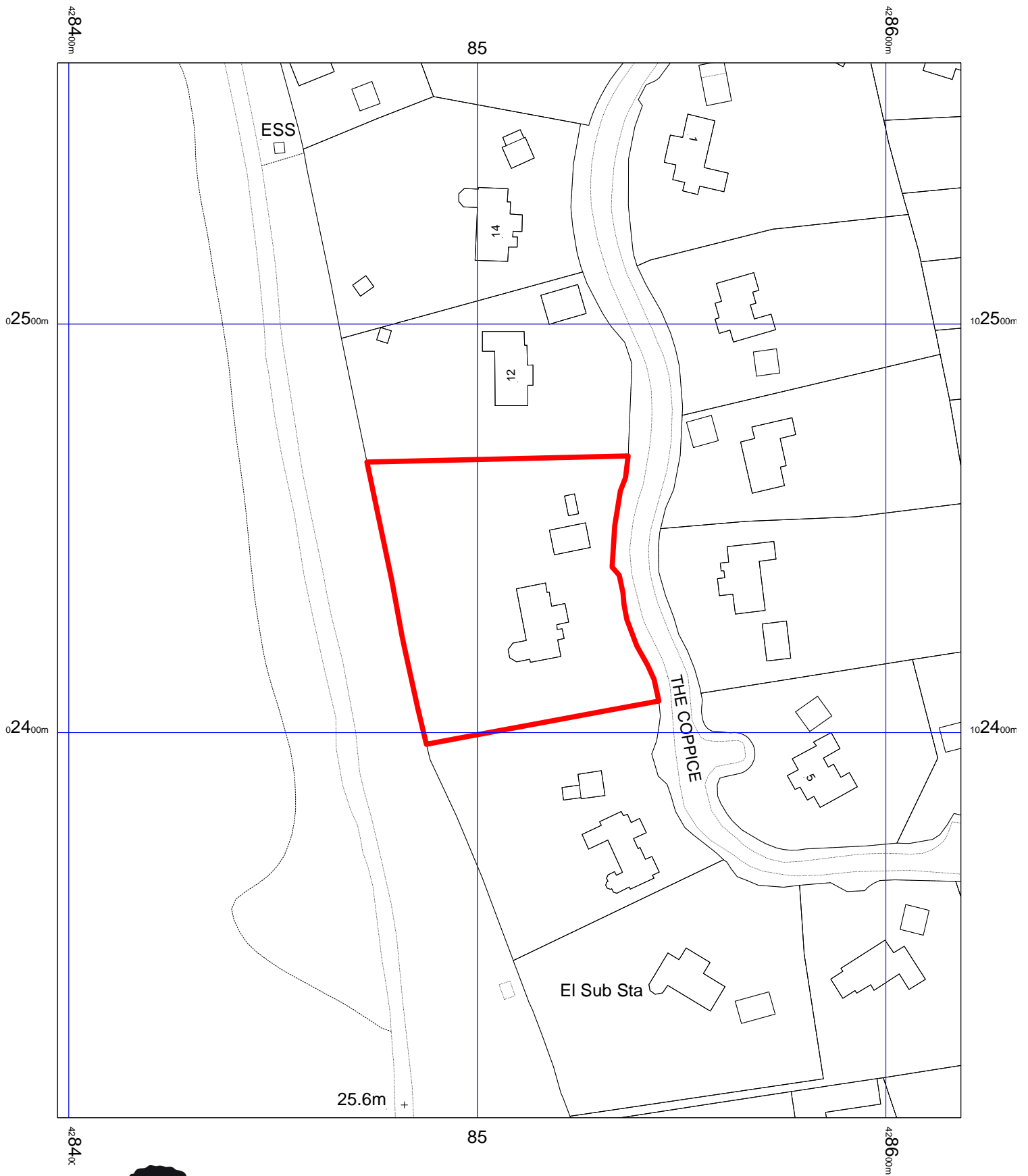
## 12. RECOMMENDATION

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 The external facing materials to be used on the alteration to the garage 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 The outbuildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.  
  
Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 Development shall only be carried out in accordance with Drawing Nos: 1355:03A, 1355:07, 1355:04B, 1355:05B, and 1355:06A. 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 SP16, SP17, DP18 and DP2 of the

adopted New Forest National Park Local Plan 2016- 2036  
(August 2019).



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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