

Application No: 20/00578/FULL Full Application

Site: 54a Brookley Road, Brockenhurst, SO42 7RA

Proposal: Retention of summerhouse; demolition of bike shed

Applicant: Miss C Sharpe

Case Officer: Claire Woolf

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP17 Local distinctiveness
DP18 Design principles
DP37 Outbuildings
Annex 2 – Car Parking and Cycle Standards

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend permission.

8. CONSULTEES

- 8.1 Building Design & Conservation Area Officer: Objection. Overly tall and visually dominant building causing less than substantial harm to conservation area.

9. REPRESENTATIONS

- 9.1 Four comments in support, summarised as follows:
- The summerhouse does not negatively impact neighbouring properties or the character and appearance of the surroundings.
 - The applicant has no use for the bike shed.
 - Environmentally sourced materials have been used.

10. RELEVANT HISTORY

- 10.1 Application to vary condition 2 of appeal reference APP/B9506/W/15/3139150 to planning permission 15/00342 to allow retention of development as built, grant subject to conditions, (18/00221) granted on 18 July 2018.
- 10.2 Application to vary S106 agreement to waive financial contribution towards Affordable Housing, Public Open Space and Transport to planning permission, (16/00556) approved without conditions on 24 August 2016.
- 10.3 3 no. dwellings; associated car park; bike storage; demolition of existing building (15/00342) refused on 21 July 2015. Appeal against refusal allowed on 26 April 2016.

11. ASSESSMENT

- 11.1 54A is an end of terrace property granted consent in 2016 on appeal. The property is located at the site of the former Scout Hut to the rear of the Brookley Road car park within the Brockenhurst Conservation Area. The property includes a small garden with a low boundary fence.
- 11.2 Consent is retrospectively sought for an outbuilding constructed of horizontal timber panels and painted in a dark stain. The floor area is 3 square metres and the outbuilding measures 2.45 metres in height. The application also proposes the removal of the bike shed.
- 11.3 The key considerations are:
- Policy DP37 (outbuildings);
 - The design of the outbuilding (Policies DP2, SP17 and DP18); and
 - The impact of the development upon the character and

appearance of the conservation area (Policy SP16).

- 11.4 Policy DP37 states that outbuildings will be permitted where they are located within the residential curtilage of an existing dwelling; are required for purposes incidental to the use of the main dwelling; are not providing additional habitable accommodation; and will not reduce private amenity space - including parking provision - around the dwelling to an unacceptable level and where they are subservient in terms of scale, size, height and massing. Whilst the outbuilding is located within the residential curtilage and has been provided for an incidental purpose, it is highly visible from the adjacent car park and does not appear proportionate or subservient in terms of its design, scale, height and massing, contrary to Policy DP37. In addition, the design is poorly detailed with oversized bargeboards and a bulky roof design. It is considered to be overly dominant and visually intrusive in the curtilage and would not comprise high quality design. For these reasons, the proposal is considered to be contrary to Policies DP2, SP17 and DP18 of the adopted Local Plan.
- 11.5 In relation to the proposed impact on the character and appearance of the conservation area, paragraph 172 of the National Planning Policy Framework (NPPF) states *“great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks... The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks...”* Local Planning Authorities also have a general duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The bulky roof design and overall height of the outbuilding create an overly tall and visually dominant building within the village conservation area. Its prominent location, design and incongruous appearance are considered to lead to less than substantial harm to the character and appearance of the conservation area.
- 11.6 Paragraph 196 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Whilst neighbouring support and the particular circumstances of the applicant are noted, it is not considered that these outweigh the harm caused and there are also no other public benefits which would outweigh this harm. Furthermore, should the proposal be allowed, it would weaken the Authority's ability to resist proposals for tall outbuildings at the neighbouring properties 54B, and 54C, which could cumulatively add to the harm to the conservation area. Alterations to the existing building or boundary treatment are not considered to be

appropriate to overcome the concerns relating to the design of the outbuilding.

11.7 In relation to the proposed removal of the bike shed, there is no objection to the removal as there would remain sufficient space for the storage of bicycles.

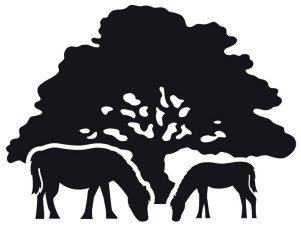
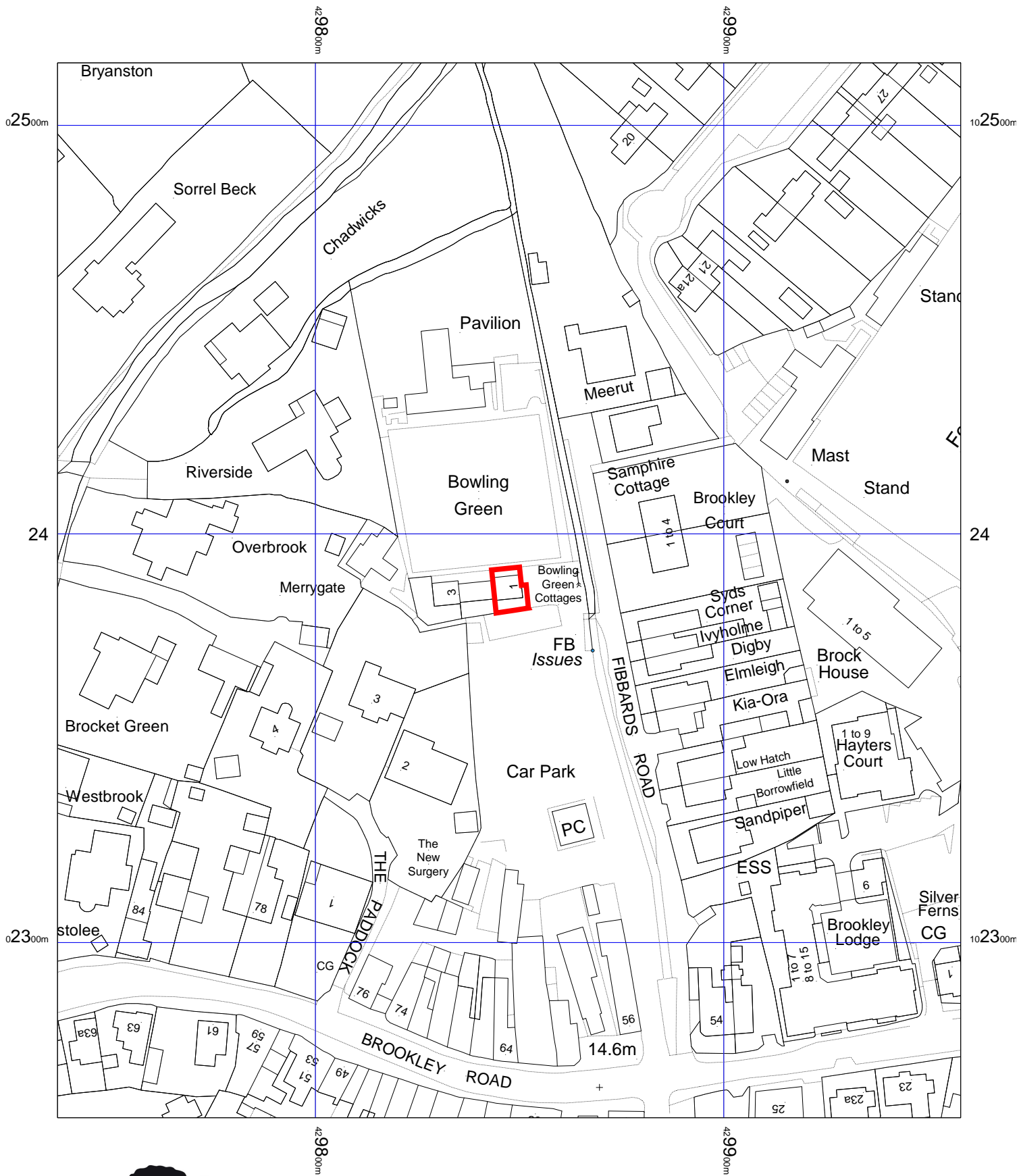
11.8 In conclusion, notwithstanding the particular circumstances of the applicant, the outbuilding, by way of its bulky roof design and overall height, creates less than substantial harm to the character and appearance of the conservation area which is not outweighed by public benefits. The constraints of this site are such that a lower, more traditional outbuilding in this prominent location exhibiting high quality design would be more appropriate. The outbuilding is an incongruous and overly dominant feature within the conservation area and the proposal is therefore contrary to Policies DP2, SP16, SP17, DP18 and DP37 of the adopted Local Plan, the NPPF and the National Design Guide.

12. RECOMMENDATION

Refuse

Reason(s)

1 The outbuilding, by virtue of its prominence, height and design, comprises an incongruous feature which causes less than substantial harm to the character and appearance of the Brockenhurst Conservation Area with no overriding public benefits, contrary to Policies DP2, SP16, SP17, DP18 and DP37 of the New Forest National Park Local Plan 2016- 2036 (August 2019), the National Planning Policy Framework and the National Design Guide.



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NATIONAL PARK

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