

**Application No: 21/00703/FULL Full Application**

**Site:** 118 Woodlands Road, Ashurst, Southampton, SO40 7AL

**Proposal:** Outbuilding; hardstanding; demolition of existing garage (AMENDED PLANS)

**Applicant:** Mr Adams

**Case Officer:** Claire Woolf

**Parish:** NETLEY MARSH

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

SP17 Local distinctiveness  
DP18 Design principles  
DP37 Outbuildings  
DP2 General development principles  
SP6 The natural environment

**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**

Netley Marsh Parish Council: Recommend refusal for the reasons listed below:

The plans were still substantial. Policy DP37 outbuildings states outbuildings should be proportionate and subservient to the main dwelling

and not adversely affect neighbouring properties. It is felt this is not the case. There was concern about the workshop so close to the boundary, this is very different to a garage which is basically for storage. The bifold doors appear odd for a workshop. If the permission were granted it is recommended that a condition be imposed that there should be no commercial use and no use for habitable accommodation.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 Three representations of objection from the neighbouring property on the following grounds:

- Size of the outbuilding;
- Overbearing;
- Visual impact;
- Location from boundary;
- Design Guide Supplementary Guidance "outbuildings need to be distanced from the boundary and neighbour impacts. They should not compete in size with the main building"; and
- Noise from workshop.

## **10. RELEVANT HISTORY**

10.1 One & Two Storey Rear Extension with Balcony; Replacement Double Garage (06/90555) granted on 26 September 2006.

## **11. ASSESSMENT**

11.1 118 Woodlands Road is a detached dwelling located outside the defined villages and conservation areas. The boundary of the property borders the open forest designated as SSSI, SPA, SAC and Ramsar. The front of the property is laid to gravel parking and mature planting. The dwelling has an external appearance of white rough render, red brick multi corner dressing, orange roof tiles and mock Tudor detailing.

11.2 Permission is sought to demolish the existing outbuilding on the eastern boundary and replace it with a larger single storey outbuilding partially in the same location and extending towards the rear garden for use as a workshop and garage/store. Amendments were sought to reduce the scale, height, length, massing and extent of fenestration. Additional hardstanding is proposed to the rear.

11.3 The key issues to assess are:

- Whether the development would accord with Policy DP37;
- Whether the development would be appropriate and

sympathetic in terms of its scale, appearance, form, siting and layout; and

- The impact on neighbour amenity.

- 11.4 By way of background, the replacement garage permitted via planning consent reference: 06/90555 is extant as the extension element of this application has been built. The current application is similar in respect of the height of the front section of the proposed outbuilding, the distance from the boundary and the footprint of the front section. The current application differs with regard to the location of the front section which is located just under one metre further forward and it includes an addition of a rear subservient element and design alterations.
- 11.5 The proposed domestic outbuilding would be located within the established residential curtilage of the dwelling and would not result in an unacceptable level of parking provision or amenity space. It is considered that the use of the building for a workshop, store and garage would be incidental and non-habitable uses and this would be secured by condition.
- 11.6 In terms of the scale of the outbuilding, the development would be single storey and 2.9 metres shorter in length than the host dwelling. It is not considered that the outbuilding would look out of context or be disproportionate with the site. The outbuilding has been reduced in length, width and design to be more subservient to the host dwelling and clearly proportionate to the host dwelling it would serve. The outbuilding would feature reduced fenestration appropriate to the proposed use as a garage, and workshop/incidental use. The small change in ground levels on the applicant's side has been used to articulate and drop the level of the workshop area to a subservient element and pulled away from the boundary with number 116. The building has been designed to include matching materials and detailing to the host dwelling. Whilst the rear section of development is off centre with the front section it is considered to result in an appropriate appearance whilst balancing the impact on number 116. The development is considered to be appropriate to the character and appearance of the area in accordance with Policies SP17 and DP37.
- 11.7 The Parish Council have recommended refusal in relation to the size of the outbuilding and the impact upon the occupants of number 116 to the east of the application site. Representations have also been received from number 116. It is considered that the overall reduction in the height of the rear section of the building to 3.55 metres with an eaves height of 2.1 metres and in-setting the rear development by 0.91 metres from the boundary would not give rise to an unacceptably harmful impact in relation to visual intrusion, overlooking or loss of light to key amenity areas, particularly as the development would not protrude beyond the rear of number 116. The front section of the building has been

relocated from the previous consent, bringing it forward by just under one metre and is located the same distance from the boundary as the previous application. The low eaves line of both sections and the orientation of the roof slope would also mitigate any potentially harmful impact, and because the proposal does not lie directly south of the neighbour's rear garden it would not give rise to a harmful loss of light. It is not considered that neighbour amenity would be significantly affected by virtue of the location and nature of the proposal in accordance with Policy DP2.

- 11.8 The hardstanding would be within the curtilage of the dwelling and closely associated to the proposed outbuilding and property. It is therefore not considered to result in harm to the character and appearance of the area. In this location, hardstanding would also be permitted via Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- 11.9 For the reasons outlined, it is recommended permission is granted subject to conditions.

## **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 nos: P01 Rev A, P06 Rev D, P07 Rev E, P08 Rev C, P09 Rev F, P10 Rev E.
- 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).
- 3 The building 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 The external facing materials to be used in the development shall be as stated on the approved plans hereby approved 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 New Forest National Park Local Plan (2016 - 2036) (adopted August 2019)

- 5 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest, New Forest Special Protection Area, New Forest Special Area of Conservation and RAMSAR in accordance with Policy SP6 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

Date: 05/12/2021

**Ref: 21/00703**

**Scale: 1:1250**

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**Application No: 21/00802/FULL Full Application**

**Site:** Thorney Down Farm, Black Lane, Thorney Hill, Bransgore, Christchurch, BH23 8EA

**Proposal:** Extension to existing outbuilding to facilitate conversion and continued use as self-contained annexe ancillary to the main dwelling

**Applicant:** Mr & Mrs Kitchen

**Case Officer:** Carly Cochrane

**Parish:** BRANSGORE

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**1. REASON FOR COMMITTEE CONSIDERATION**

Referred by Ward Councillor.

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
DP18 Design principles  
DP36 Extensions to dwellings  
DP37 Outbuildings  
SP17 Local distinctiveness  
SP19 New residential development in the National Park

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**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**

Bransgore Parish Council: Recommend refusal. The extension represents

a significant increase in size of the existing outbuilding, and it is noted that it has been converted to provide ancillary accommodation. There is concern that it does not fit within Policy DP37, owing to the size and use and that it is not subservient to the main building. In addition, it is felt that it could be considered a new build, thus engaging Policy SP19.

## **8. CONSULTEEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

- 10.1 Application for a Certificate of Lawful Development for Existing use of dwelling in breach of condition 2 (agricultural occupancy) of appeal reference APP/B1740/A/92/208875 of planning permission NFDC/92/49493 (15/00050) determined as lawful on 13 March 2015
- 10.2 Erect agricultural dwelling and double garage (NFDC/92/50263) refused on 11 November 1992
- 10.3 Erect agricultural dwelling and double garage (NFDC/92/49493) refused on 10 June 1992. Subsequent appeal allowed on 01 February 1993

## **11. ASSESSMENT**

- 11.1 The application site is located to the north eastern side of Black Lane and comprises the main dwellinghouse with its garden area to the south, and a number of detached outbuildings, including agricultural buildings, a stables and a former garage (the subject of this application) to the north east. The property is accessed via a driveway to the south west of the dwellinghouse, which opens out onto a large area of hardstanding. The site is surrounded by agricultural land which is within the ownership of the applicants and used for grazing, and the land slopes west to east across the plot.
- 11.2 This application seeks planning permission for an extension to an outbuilding located to the north east of the dwellinghouse in order to facilitate its conversion and continued use as a two-bedroomed, self-contained ancillary annexe, for use by the applicant's mother. The works have been completed, and the application is therefore retrospective in nature.
- 11.3 By way of background, planning permission was granted on appeal in 1993 (NFDC/92/49493) for a permanent agricultural worker's dwelling and outbuilding, which followed on from a



temporary dwelling in the form of a mobile home which was also granted permission on appeal in 1990. Permitted development rights for extensions were removed as part of the permission and the Inspector noted that the proposed dwelling would have a floorspace of 151 square metres and three bedrooms, which was considered to provide 'reasonable and acceptable space standards' for an average family. The outbuilding (garage) granted as part of the permission contained two parking bays and had a footprint of approximately 36 square metres, and was not the subject of any restrictive condition regarding its use. An application to regularise the extension added in 2012 has also been submitted, and is currently being considered by the Authority.

- 11.4 The outbuilding the subject of this application was converted from an incidental garage use to ancillary accommodation at some point since its first construction and between the current owners acquiring the property in 2019, however, the exact date is unknown. In order to facilitate this conversion, two additional windows and two rooflights were added; all other alterations were internal. Since the occupation of the property by the applicants, the converted garage outbuilding has been extended and further habitable accommodation created at ground and first floor level. In terms of the additional floorspace created, approximately 90 square metres has been added, to give a total floorspace within the outbuilding of 123 square metres. The extension to the outbuilding would not comprise permitted development (due to it being located to the side of the main dwelling and not for an incidental use). The proposal is therefore subject to determination against the relevant policies of the Local Plan.
- 11.5 Policy DP37 of the Local Plan sets out that domestic outbuildings will be permitted where they:
- a) are proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing;
  - b) are located within the residential curtilage of an existing dwelling;
  - c) are required for purposes incidental to the use of the main dwelling;
  - d) are not providing additional habitable accommodation; and
  - e) will not reduce private amenity space- including parking provision-around the dwelling to an unacceptable level.
- 11.6 Whilst it may be that the outbuilding is located within the residential curtilage and does not result in any significant reduction to the private amenity space or parking provision, when read as a whole now, the scale of the outbuilding, with a total floorspace of 28 sqm less than that within the main dwelling as originally approved in 1993 and 76 sqm less than the dwelling as it stands now having been extended, and with an eaves height

matching that of the main dwellinghouse, competes in scale. The pitched roof and gable end design of the extended part also exacerbates the scale, whereas the main dwelling has been designed with a hip so as to minimise the appearance of bulk. When viewed on the submitted site and block plans, and when viewing aerial imagery, the scale in comparison with the main dwellinghouse is considerable and does not appear sufficiently subservient, which is due to the 123 sqm floorspace. To put this in some context, the floorspace limitation of a small dwelling or any new dwelling is 100 sqm, and therefore the outbuilding provides more than what would be considered acceptable for new residential development in the National Park.

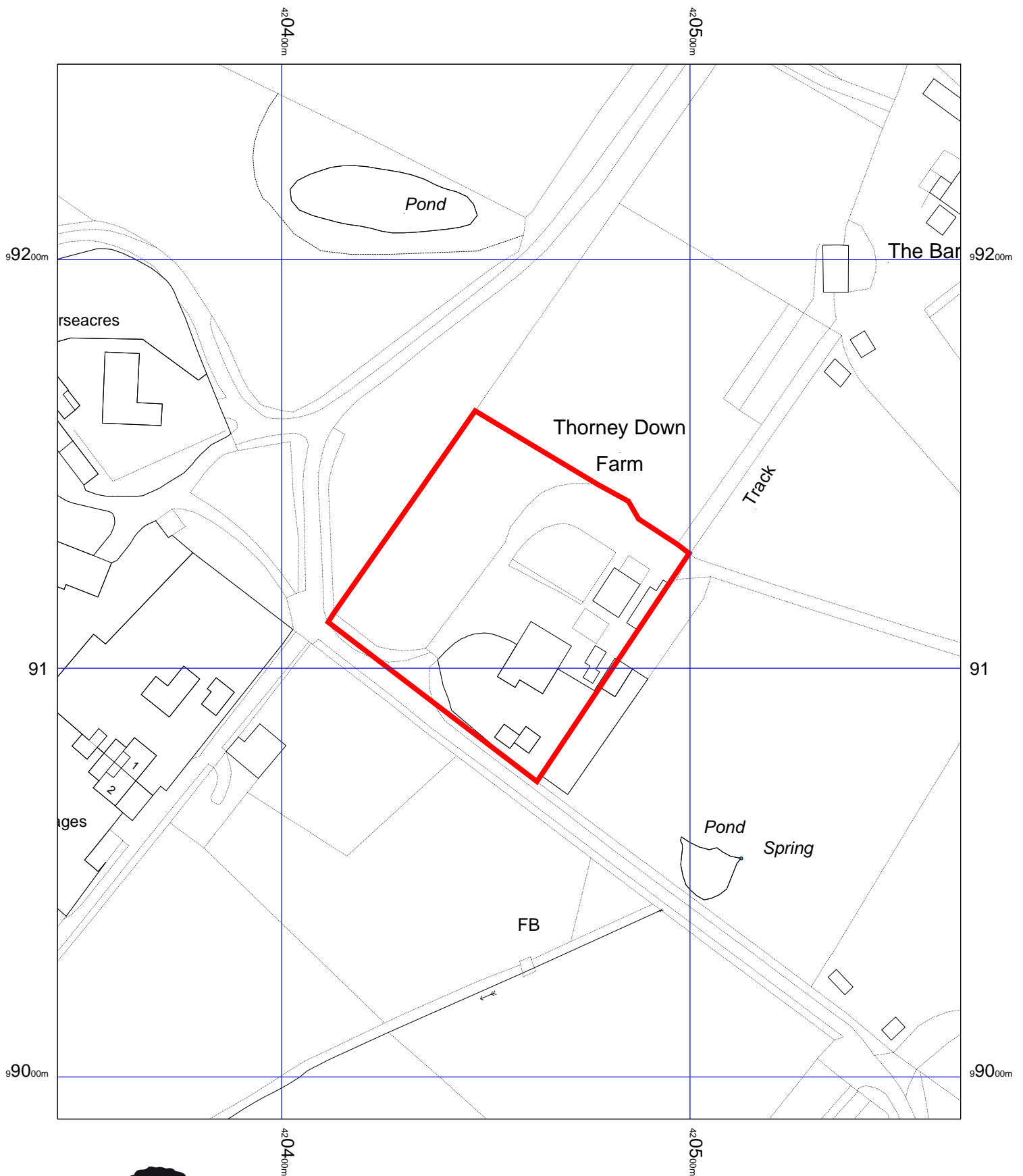
- 11.7 The submitted Planning, Design and Access Statement considers that the use of the building has already been established. However, the new extended part shall be assessed against all criteria of DP37 which sets out that outbuildings should not provide habitable accommodation and should be used only for purposes incidental to the main dwelling. Policy DP37 does not allow for any exceptional circumstances under which habitable accommodation can be permitted within outbuildings and, therefore, the use of the outbuilding as such is contrary to policy.
- 11.8 The applicant has submitted three appeal decisions relating to ancillary and habitable uses of outbuildings and a condition has been offered which would tie the accommodation to the main dwelling. However, the cases referenced do not alter the policy considerations or approach taken in respect of this type of application. Additionally, all policies have recently (2019) been the subject of review as part of the Local Plan examination, and no changes were made to the criteria of DP37 by the Inspectors.
- 11.9 Further, as the outbuilding provides self-contained accommodation in that it contains all the necessary facilities required for day-to-day living, the use of the outbuilding as such can be considered as tantamount to the provision of a new dwelling. Policy SP19 of the Local Plan sets out the circumstances where new residential development would be considered appropriate. As the site is not a housing allocation; does not benefit from an extant permission in relation to residential development; is not within a defined New Forest village; is not a rural exception site, and; is not providing housing for New Forest commoners or estate workers, and is not an agriculturally tied dwelling, the development fails to meet any of the relevant criteria of this policy. It could therefore be viewed as an unauthorised new dwelling within the countryside for which there is no justification. As such, the proposal is directly contrary to this policy.
- 11.10 For the above reasons, it is recommended that permission should be refused as the proposed development is contrary to Policies DP37 and SP19 of the adopted Local Plan.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1      The proposed development, for the extension to and use of an outbuilding as self-contained habitable accommodation would, due to its scale, appearance and self-contained nature, be tantamount to the creation of a new dwelling for which there is no justification. The proposal would be contrary to Policies DP37 and SP19 of adopted the New Forest National Park Local Plan 2016-2036 (August 2019) and the National Planning Policy Framework.



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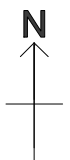
New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 05/12/2021

**Ref: 21/00802**

**Scale: 1:1250**



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**Application No: 21/00900/FULL Full Application**

**Site:** Thorney Down Farm, Black Lane, Thorney Hill, Bransgore, Christchurch, BH23 8EA

**Proposal:** Single storey extension; porch

**Applicant:** Mr & Mrs Kitchen

**Case Officer:** Carly Cochrane

**Parish:** BRANSGORE

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**1. REASON FOR COMMITTEE CONSIDERATION**

Referred by Ward Councillor.

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles

DP18 Design principles

DP36 Extensions to dwellings

DP37 Outbuildings

SP17 Local distinctiveness

SP19 New residential development in the National Park

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**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**

Bransgore Parish Council: Recommend refusal. Concern was raised that the extension was over the 30% allowance and thus against DP36.

## **8. CONSULTEEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 Application for a Certificate of Lawful Development for Existing use of dwelling in breach of condition 2 (agricultural occupancy) of appeal reference APP/B1740/A/92/208875 of planning permission NFDC/92/49493 (15/00050) determined as lawful on 13 March 2015

10.2 Erect agricultural dwelling and double garage (NFDC/92/50263) refused on 11 November 1992

10.3 Erect agricultural dwelling and double garage (NFDC/92/49493) refused on 10 June 1992. Subsequent appeal allowed on 01 February 1993

## **11. ASSESSMENT**

11.1 The application site is located to the north eastern side of Black Lane and comprises the main dwellinghouse with its garden area to the south, and a number of detached outbuildings, including agricultural buildings, a stables and a former garage to the north east. The property is accessed via a driveway to the south west of the dwellinghouse, which opens out onto a large area of hardstanding. The site is surrounded by agricultural land which is within the ownership of the applicants and used for grazing, and the land slopes west to east across the plot.

11.2 This application seeks permission for the erection of a single storey rear extension, and porch upon the side elevation. The rear extension spans the width of the rear elevation, which is 'L' shaped, and projects a maximum of four metres. All materials match those upon the main dwellinghouse. The development was completed circa 2012, and the application is therefore retrospective in nature.

11.3 By way of background, planning permission was granted at appeal in 1993 (NFDC/92/49493) for a permanent agricultural worker's dwelling and outbuilding, which followed on from a temporary dwelling in the form of a mobile home which was also granted permission at appeal in 1990. Permitted development rights for extensions were removed as part of the permission and the Inspector noted that the proposed dwelling would have a floorspace of 151 square metres and three bedrooms, which was considered to provide 'reasonable and acceptable space

standards' for an average family. The outbuilding (garage) granted as part of the permission contained two parking bays and had a footprint of approximately 36 square metres, and was not the subject of any restrictive condition with regard its use. The single storey extension the subject of this application was added in early 2012 and the porch the subject of this application was added between 2002 and 2005. The garage outbuilding has been extended and used for habitable accommodation, and an application is currently being considered by the Authority.

11.4 The property had an original floorspace of 151 sqm and is therefore not classed as a small dwelling (with a floorspace of 80sqm or less). The site is not located within a defined New Forest village, and as such it is subject to the additional 30% floorspace limitation of Policy DP36. It is calculated that the extension exceeds this limitation and represents a 32% increase in floor area. By assessing the dwellinghouse alone, the proposal is contrary to policy. Policy DP36 also sets out that, when calculating the 'proposed' floorspace of a dwelling, any habitable floorspace within a detached outbuilding will be included. The detached outbuilding (the subject of application reference 21/00802) has been significantly extended and converted to provide self-contained habitable accommodation. The total floorspace of this outbuilding amounts to 123 sqm. Cumulative with the floorspace within the main dwellinghouse, the total floorspace which has been added since the dwelling was first built amounts to 171 sqm, which is a 113% increase. The calculations submitted by the agent appear to accord with the limitation (when excluding the floorspace within the outbuilding). The submitted floor plans provide two figures for the first floor and the annotations mention a 'reduced head height', however, there is no indication as to what this height is and no cross section has been provided. Usually, the point at which floorspace is measured is from 1.5 metres and above. Therefore the larger figure, being 54 sqm, has been used in the first floor calculations. Even if the smaller figure of 38 sqm was used, the proposal would still significantly exceed the floorspace limitation by virtue of the habitable accommodation within the outbuilding. Therefore, the proposal does not accord with the floorspace limitation, and is in direct conflict with Policy DP36.

11.5 There are a number of additional considerations set out within the submitted Planning Statement which are considered by the agent to hold weight in the determination of this application, being:

- The extension was completed in good faith that it constituted permitted development;
- The extension falls within the limitations of permitted development; and
- The condition which removes permitted development rights is no longer required on the basis that the agricultural occupancy condition has been removed.

Each of these arguments is not accepted as set out in the following paragraphs.

- 11.6 Whilst the previous owner undertook the rear extension in good faith that the development was permitted development, permitted development rights were in fact not intact as they had been removed as part of the original consent for the dwelling. A lawful development certificate to confirm that the works were permitted development was not submitted. Whilst the submission of a lawful development certificate is discretionary, the onus is on the applicant to ensure that an extension complies with the relevant limitations.
- 11.7 Whilst the submitted Planning Statement seeks to demonstrate that the extension does meet the limitations of permitted development, the General Permitted Development Order has undergone a number of amendments since 2012 and the 2008 iteration would have been relevant at the time. As with the current version, this sets out that on article 1(5) land (now 2(3) land including National Parks), development is not permitted if the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse. The dwelling was originally constructed with an 'L' shaped rear elevation and resultantly, there is a side elevation which existed and to which the extension is attached. Therefore, the extension would not have and does not constitute permitted development.
- 11.8 It is also put forward that the condition which removes permitted development rights could now be removed (subject to an application) on the basis that it is asserted that there is no longer a requirement to comply with the agricultural occupancy condition due to the issuing of the lawful development certificate. This is incorrect. The lawful development certificate only confirmed that, at the time of the submission of the application, the dwelling had been occupied in breach of the condition for the requisite period. No subsequent application was submitted or granted for the removal or variation of this condition, and therefore it is still very much in force, and could still be complied with. The current owners operate their business from the property; the compliance with the condition has not been tested and it is not appropriate to do so as part of this application. However, as this condition remains valid, so does the condition which removes permitted development rights.
- 11.9 Overall, and irrespective of whether the extension was believed to be permitted development at the time of its construction, the extension in combination with the detached outbuilding, amounts to a total habitable floorspace which significantly exceeds the 30% additional floorspace limitation of DP36. Whilst the design of the extension is considered acceptable, this is outweighed by the in-principle policy objection. It is therefore recommended that the application be refused.

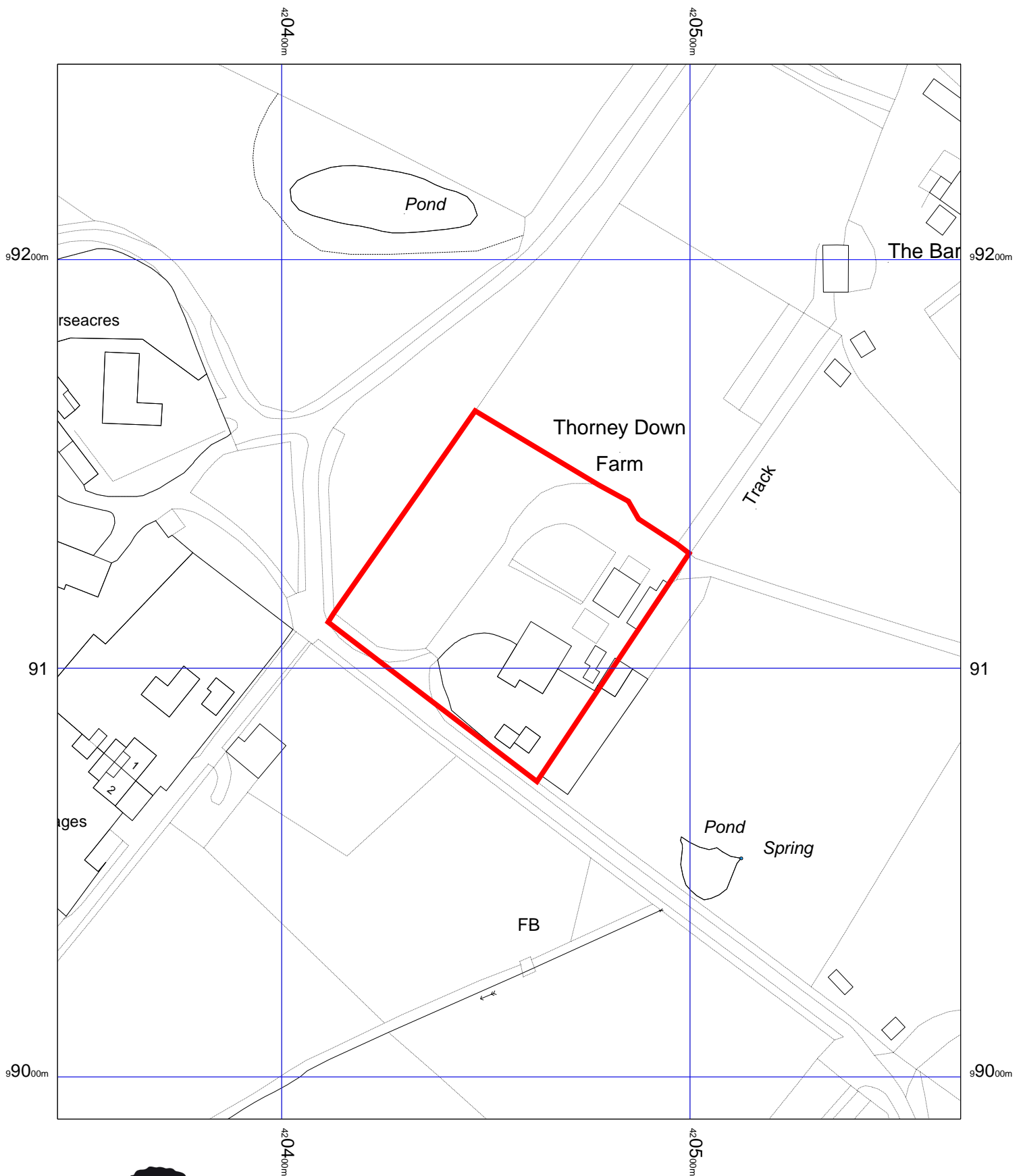


## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park, recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, as a result of the additional habitable floorspace added both as part of the rear extension and that within the detached outbuilding, would result in an extension that would increase the floor space of the existing dwelling by more than 30% and, in so doing, would add to pressures for change and larger extensions in the countryside which, individually and cumulatively, would result in a gradual suburbanising effect and erode the National Park's special character. The proposal would therefore be contrary to Policies DP36 and SP17 of the New Forest National Park Local Plan 2016-2036 (2019) and the National Planning Policy Framework.



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

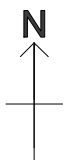
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Date: 05/12/2021

**Ref: 21/00900**

**Scale: 1:1250**

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**Application No: 21/00979/FULL Full Application**

**Site:** 54 New Forest Drive, Brockenhurst, SO42 7QW

**Proposal:** 2no. single storey ground floor extensions; single storey first floor extension; porch; alterations to doors and windows; 1no. additional rooflight; cladding; render; replacement roof tiles; patio; widened access and driveway enlargement

**Applicant:** Mr & Mrs Sexton

**Case Officer:** Liz Marsden

**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**

DP2 General development principles  
 SP17 Local distinctiveness  
 DP18 Design principles  
 DP36 Extensions to dwellings

**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 refusal

Comment: It was felt that this is over development of the site and it is not in

keeping with other properties and the area. Approval of this application may set a precedence for future applications. There is a large amount of hard standing at this property which increases any risk of flooding in the area.

## **8. CONSULTEEES**

- 8.1 Tree Officer: No objection subject to a condition requiring a landscaping scheme to include a replacement tree following a tree works application in 2010.

## **9. REPRESENTATIONS**

- 9.1 One letter of support from neighbouring property on grounds of:
- Will enhance the appearance of the property
  - Cladding in keeping with other renovations within the area
  - The scale of the extension is proportionate to the plot size
  - No detrimental impact on neighbouring properties.
- 9.2 One letter from neighbour raising no objection as no work is being proposed to the recent garage consent. It should be noted that the large tree shown in plans is in the neighbouring curtilage and not the site.

## **10. RELEVANT HISTORY**

- 10.1 Garage (17/00289) granted on 16 May 2017
- 10.2 New dwelling; parking; new access (16/00789) refused on 19 December 2016

## **11. ASSESSMENT**

- 11.1 The site is located within a relatively modern housing development, within the defined New Forest village, comprising primarily two storey houses with informal building lines and a mixture of plot sizes and shapes. No. 54 is a red brick house with concrete roof tiles and tile hanging at first floor level on the front and rear elevations. It is set on corner plot at the junction of the drive with a small cul-de-sac from which access is obtained to a tarmac parking area on the frontage of the site. The southern side elevation and rear garden extend along the main road, the boundary defined by a close-boarded fence. There is a further vehicular access towards the eastern end of the site, which serves a double garage, the subject of the permission in 2017.
- 11.2 Consent is sought for alterations to the building comprising:
- An extension at first floor level on the front elevation where it is proposed to create a gable end in place of the existing 'catslide' roof and dormer window.
  - A single storey extension on the north side elevation.

- A single storey extension on the front elevation, providing a partially enclosed and partially open sided porch.
- A substantial single storey extension (5m deep) along the full width of the rear of the property, part of which is open fronted to create a verandah area covered by a glazed roof.
- Replace the existing concrete tiles on the roof and tile hanging with natural slate.

11.3 The main issues under consideration are:

- Whether the design and scale of the extensions and alterations to the external facing materials are appropriate to the dwelling and its curtilage;
- The impact on the character and appearance of the surrounding area; and
- The impact on neighbour amenity.

11.4 In terms of the scale of the extensions, the creation of a gable end at first floor level would be similar to others that have been allowed in the vicinity, including a recent, as yet unimplemented, permission on the property to the north, No. 56. It is not considered that it would have a significant impact on or detract from the character and appearance of the dwelling. Similarly, the single storey additions on the side elevations of the house would be modest in size and would have little impact on the property. The extension to the rear would be substantial in size and would reduce the available open garden, particularly given the area that has already been taken up by the erection of the double garage and access drive. However, the plot is generous in both width and length and it is considered that sufficient garden would be retained to ensure that the dwelling would not appear cramped nor the site overdeveloped.

11.5 The extensions themselves would have little visual impact on the surrounding area as, whilst the rear extension in particular is sizeable, its shallow pitched design would ensure that it is substantially screened from public vantage points by the existing boundary fence. However, the alterations to the external facing materials and window frames would have more impact, particularly given the corner location of the site. These changes, together with other features such as the Brise Soleil sections and sliding screens, are designed to provide a more contemporary appearance to the building. In terms of the re-roofing of the existing house with natural slate, this would be a better quality material than the existing grey concrete tiles, without contrasting significantly in terms of colour with the majority of properties in the area. The use of slate for tile hanging would also be appropriate and would not be out of keeping within the area where a number of properties have been given consent for the use of alternative cladding materials. The standing seam zinc roofs on the single storey extensions would also reflect the colour of the slate and serve to unify the building.

- 11.6 It was originally proposed to render the house but, whilst there are a few properties in the area where render has been used, it is not characteristic of the majority of dwellings on New Forest Drive or those in the immediate vicinity of the site. The corner location of the site and the close proximity of the full two-storey side elevation to the boundary, would result in the use of render being more apparent and increase the impact of the property as a whole. Amended plans have been received which have confirmed that the existing brick elevations would be retained, and it is considered that the proposed development would not be out of keeping with the character and appearance of the area.
- 11.7 In terms of impact on neighbour amenity, the single storey extensions would not result in any loss of light or privacy or be intrusive in the outlook from adjacent properties. The extension at first floor level would result in a full two-storey wall and higher roof ridge. This would be more visible from the neighbour (no.56) to the north of the site, but at a sufficient distance (16.5m) to ensure that it would not be unduly intrusive in the outlook from that property. Any additional shading that would result would be restricted to the front drive and parking area of No.56. An additional window is proposed at first floor level in the north elevation which again could affect the front garden/ parking area of the property to the north. However, the window would serve a bathroom and could be conditioned to be obscure glazed, similar to the existing window and would not result in undue loss of privacy through overlooking. It is not therefore considered that the proposals would have an adverse impact on neighbour amenity.
- 11.8 The Parish Council have raised concerns about the extent of hard surfacing at the property which would result in risk of flooding. The site is located in flood zone 1, an area at low risk of flooding. The existing front drive surface is tarmac and the proposed replacement with granite cobblestone setts would not therefore reduce the permeability of this area. A revised site plan has been submitted which incorporates a sustainable urban drainage system with a channel drain leading to a soakaway set below the drive, reducing the surface water runoff onto the road. The sustainability statement submitted with the application confirms that all surface water would be dealt with by soakaways designed in accordance with appropriate standards and it is not considered that the proposal would result in increased flood risk.
- 11.9 It is noted that a previous tree work consent in respect of a protected Rowan and Silver Maple, required their replacement. A new tree was planted in the rear garden to replace the Maple and the revised site plan shows the provision of a replacement Rowan in the front garden and the planting and retention of these trees could be ensured by condition.
- 11.10 The proposed development is capable of being accommodated on the site without adverse impact on the character and appearance

of the dwelling, the surrounding area or neighbour amenity and is therefore in accordance with policies DP2, SP17, DP18 and DP36 of the Local Plan 2016-2036.

## **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 nos: 2015.10C, 2015.11D, 2015.12C and 2015.15E. 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).
- 3           A Rowan tree, of a size to be agreed in writing with the Planning Authority, shall be planted in the position shown on the approved site plan (2015.10C) in the first planting season following the completion of the development. If within a period of 5 years from being planted it dies, is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with another of a similar size and species.

Reason: In the interests of the visual amenities of the area in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
- 4           The new first floor window on the northern elevation hereby approved shall at all times be obscurely glazed.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 5           The external facing materials to be used in the development shall match those shown on drawing no: 2015.15E and in the application form, other than the render, which shall remain as brick, 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).





NEW FOREST  
NATIONAL PARK

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Date: 08/12/2021

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