

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.

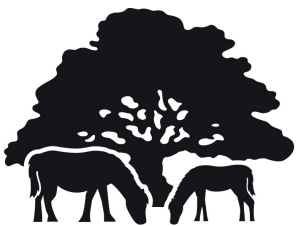
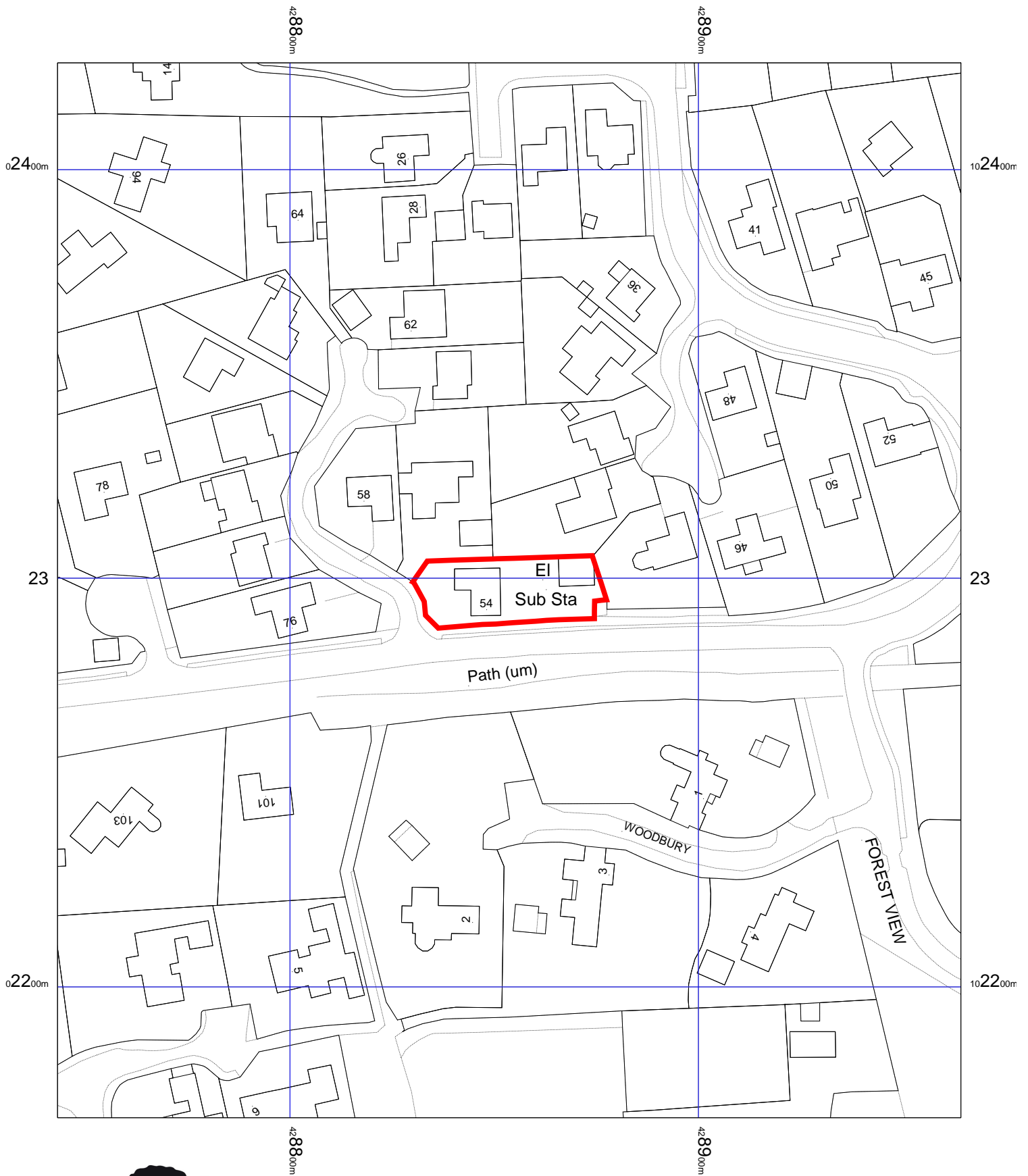
Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 A Rowan tree, of a size to be agreed in writing with the Planning Authority, shall be planted in the position 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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