

Application No: 21/00223/FULL Full Application

Site: Oaklands, Brook, Lyndhurst, SO43 7HD

Proposal: Increase roof height of carport; add overhang to carport roof

Applicant: Mr Biggin

Case Officer: Emma Shaw

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Tree Preservation Order

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP17 Local distinctiveness
DP18 Design principles
DP37 Outbuildings

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

Bramshaw Parish Council: Recommend refusal:

- Does not meet criteria of Policy DP37
- Ongoing unresolved planning issues on existing structure (does not have planning approval, does not have permitted development rights, outside of the curtilage)

8. CONSULTTEES

8.1 Tree Officer: No objection

9. REPRESENTATIONS

None received

10. RELEVANT HISTORY

10.1 Two storey rear extension; conservatory (08/93631) granted on 26 January 2009.

10.2 Erect double garage and workshop/shed (NFDC/95/57344) granted on 17 November 1995.

11. ASSESSMENT

11.1 The application site comprises a detached dwelling with detached outbuildings, set within a spacious plot. The surrounding area is rural in character. There are dwellings to the east and west of the application site, and the dwelling and its curtilage backs onto fields which are under the applicant's ownership. The sites lies within the Forest Central (North) Conservation Area.

11.2 This application seeks consent for alterations to the existing carport, specifically the increase in ridge height and the addition of an overhang. The relevant considerations relate to compliance with Policy DP37; the impact of the development upon the dwelling, its curtilage and the local area; and any impact upon neighbour amenity.

11.3 There are a number of detached outbuildings within the application site. An existing shed and carport are located to the southeast of the dwelling, adjacent to the boundary. The carport was extended by the applicant around 2011, rendering it immune from enforcement action. The carport has been altered since, with the ridge height increased by 0.7 metres and the addition of an overhang. It is for these two alterations that this application seeks consent.

11.4 The carport extension would have a ridge height of 3.2 metres, an increase of 0.7 metres. The carport would be constructed of natural timber cladding with dark green box profile sheet roofing. The overhang to the roof would extend an additional 0.6 metres, resulting in a total length of 6.6 metres. The carport would remain open-fronted. The alterations to the carport are modest in scale, and the choice of materials ensure that the outbuilding would integrate appropriately with the character of the surrounding conservation area and wider National Park, in line with Policy SP17. It is not considered that the alterations would have any adverse impact upon neighbour amenity, which would be suitably

retained in accordance with Policy DP2. The outbuilding would continue to adhere to Policy DP37, which requires domestic outbuildings to be located within the residential curtilage; to be proportionate and clearly subservient to the dwelling they are to serve; to be required for purposes incidental to the dwelling; not to provide additional habitable accommodation; and not to reduce private amenity space around the dwelling to an unacceptable level.

- 11.5 The Parish Council have recommended refusal for reasons relating to Policy DP37. The outbuilding would be located within the existing residential curtilage of the dwelling, would continue to be used for purposes incidental to the main dwelling and would not provide additional habitable accommodation. The outbuilding, at a height of 3.2 metres, would continue to appear suitably subservient to the dwelling it is to serve. The design and scale of the outbuilding are appropriate for the intended use. The amendments would not result in overdevelopment of the plot, or reduce private amenity space around the dwelling to an unacceptable level. The alterations for which this application seeks consent are therefore Policy DP37 compliant and are acceptable.
- 11.6 Trees on and adjacent to the application site are protected by virtue of growing within the conservation area. No objections have been received from the Authority's Tree Officer as the development would not compromise the long term retention of the existing trees on the application site.
- 11.7 The development would be compliant with the relevant Local Plan Policies, and it is therefore recommended that permission is granted subject to conditions.

12. RECOMMENDATION

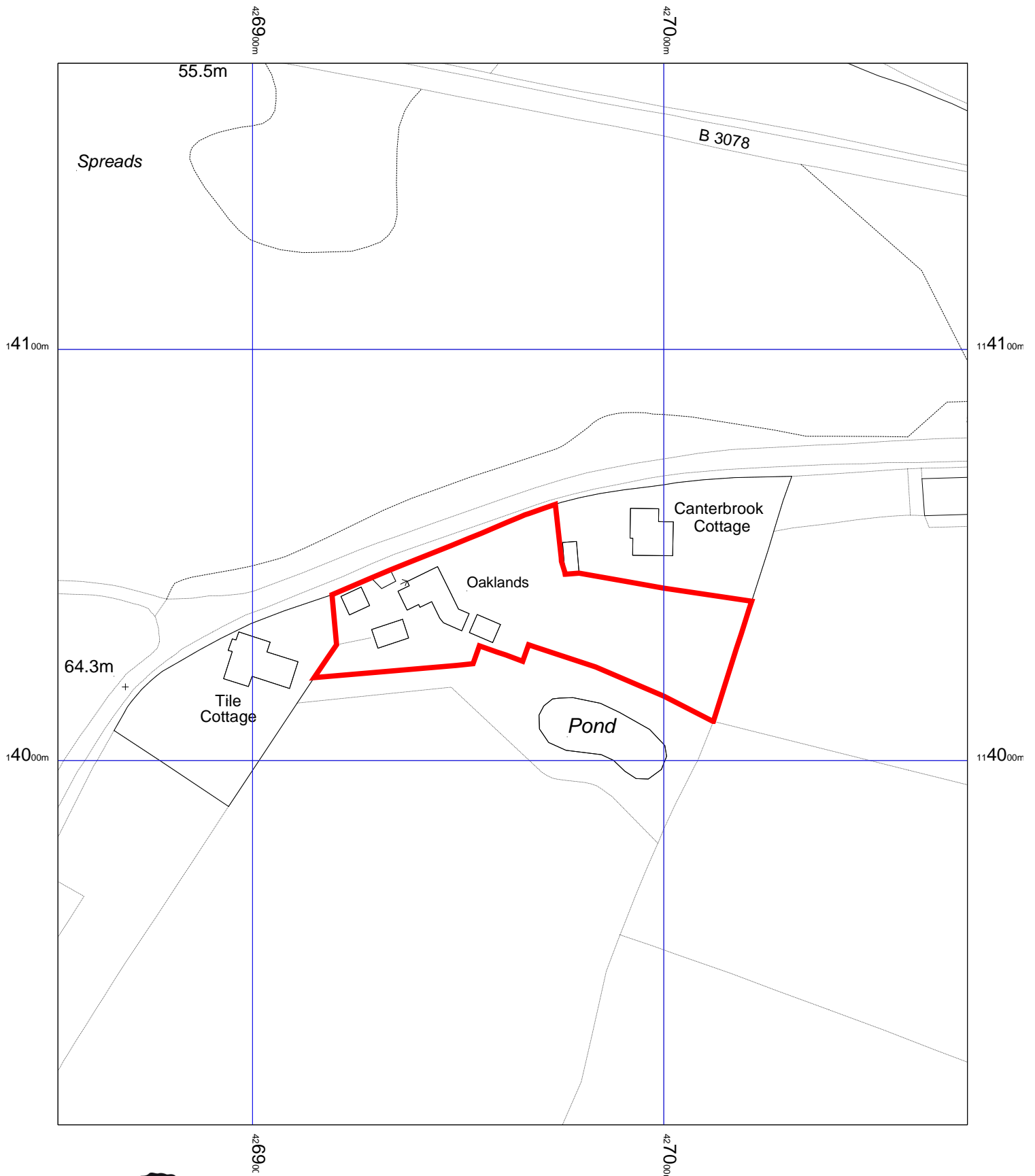
Grant Subject to Conditions

Condition(s)

- 1 The external facing materials to be used in the development shall be as stated on the application form hereby approved and submitted drawings, 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).
- 2 Development shall only be carried out in accordance with drawing nos: DR1 and DR2. 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

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