

**Application No: 21/00296/VAR Variation / Removal of Condition**

**Site:** Brook Lodge, Martins Road, Brockenhurst, SO42 7TP

**Proposal:** Application to vary conditions 2 and 5 of planning permission 19/00770 for Replacement dwelling; demolition of existing dwelling and outbuilding to allow Minor Material Amendments

**Applicant:** Mr & Mrs Penny & Purkess

**Case Officer:** Ann Braid

**Parish:** BROCKENHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area  
Flood Zone

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

SP16 The historic and built environment  
SP17 Local distinctiveness  
DP35 Replacement dwellings  
SP6 The natural environment  
DP36 Extensions to dwellings  
DP12 Flood risk

**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  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Brockenhurst Parish Council: support the application.

## **8. CONSULTEEES**

- 8.1 Building Design & Conservation Area Officer: Objection on the grounds of the visual impact of the dormer windows and their inappropriate design.

## **9. REPRESENTATIONS**

- 9.1 Five letters of support have been received.

## **10. RELEVANT HISTORY**

- 10.1 Replacement dwelling; demolition of existing dwelling and outbuilding (19/00770) granted on 25 August 2020

## **11. ASSESSMENT**

- 11.1 Brook Lodge is sited towards the end of Martins Road in the Waters Green area of the Brockenhurst Conservation Area. It sits at the end of a row of late 19th century and early 20th century cottages. The property fronts directly on to the open Forest which is designated as a Special Protection Area, Special Area of Conservation, Ramsar site and Site of Special Scientific Interest. The access track which leads across the front of the site to serve a dwelling to the east is also part of this designated area. The site lies within the flood zone.
- 11.2 Consent has been granted to demolish the 1.5 storey 1930s dwelling that was on the site, and replace it with a two-storey dwelling. This application seeks to vary condition 2 (the approved drawings) and 5 (the facing and roofing materials) of the 19/00770 approval to facilitate an amendment to the approved design. The main change would be to introduce two dormer windows into the roof, but it is also proposed to change the roof material. Approval has been granted for a natural slate and it is now proposed to use a clay tile.
- 11.3 The property lies outside the defined New Forest village boundary and is not a small dwelling. The approved replacement dwelling took full advantage of the allowance of Policy DP36 in the design, and the habitable floor area of the replacement dwelling (including the space within the rooms in the roof) would have been 30% larger than the dwelling it replaced. The proposed dormer windows would increase the floor space with a head height of more than 1.5 metres. As the floor area of the approved scheme was at the limit that could be recommended for approval, any increase would breach the limitations of Policy DP36. It has been calculated that the replacement now proposed would be 32%

larger in floor area than the dwelling it would replace.

- 11.4 The Local Plan also requires the design of the replacement to be appropriate to the site and its surroundings. The original plans submitted under case reference 19/00770 included dormer windows and these were removed following objections on design grounds. It was considered that they would result in the property having a more overbearing presence on this rural lane. The mixture of semi-detached and detached brick-built properties on Martins Road are good examples of the New Forest architectural style and many are non-designated heritage assets. The more classic and polite design of the approved dwelling would already appear more formal than the prevailing character of the existing cottages along Martins Lane and reintroducing the dormers would exacerbate this character difference, to the detriment of the existing rural character of the conservation area. The design of the dormers proposed for Brook Lodge would appear overly urban with shallow pitch roofs and heavy cheeks, so they would appear very prominent in the roofscape, and would give the house a three storey appearance. The proposed revised design would therefore be contrary to Policy SP16, as it would harm the character and appearance of the conservation area, and also to Policy SP17 as it would erode the existing character of this part of the National Park, by contributing to a hardening of the settlement edge where it meets the open forest. The Authority is obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 11.5 The Parish Council has been informed of the Conservation Officer's concerns and wishes to offer full support for the proposed revision.

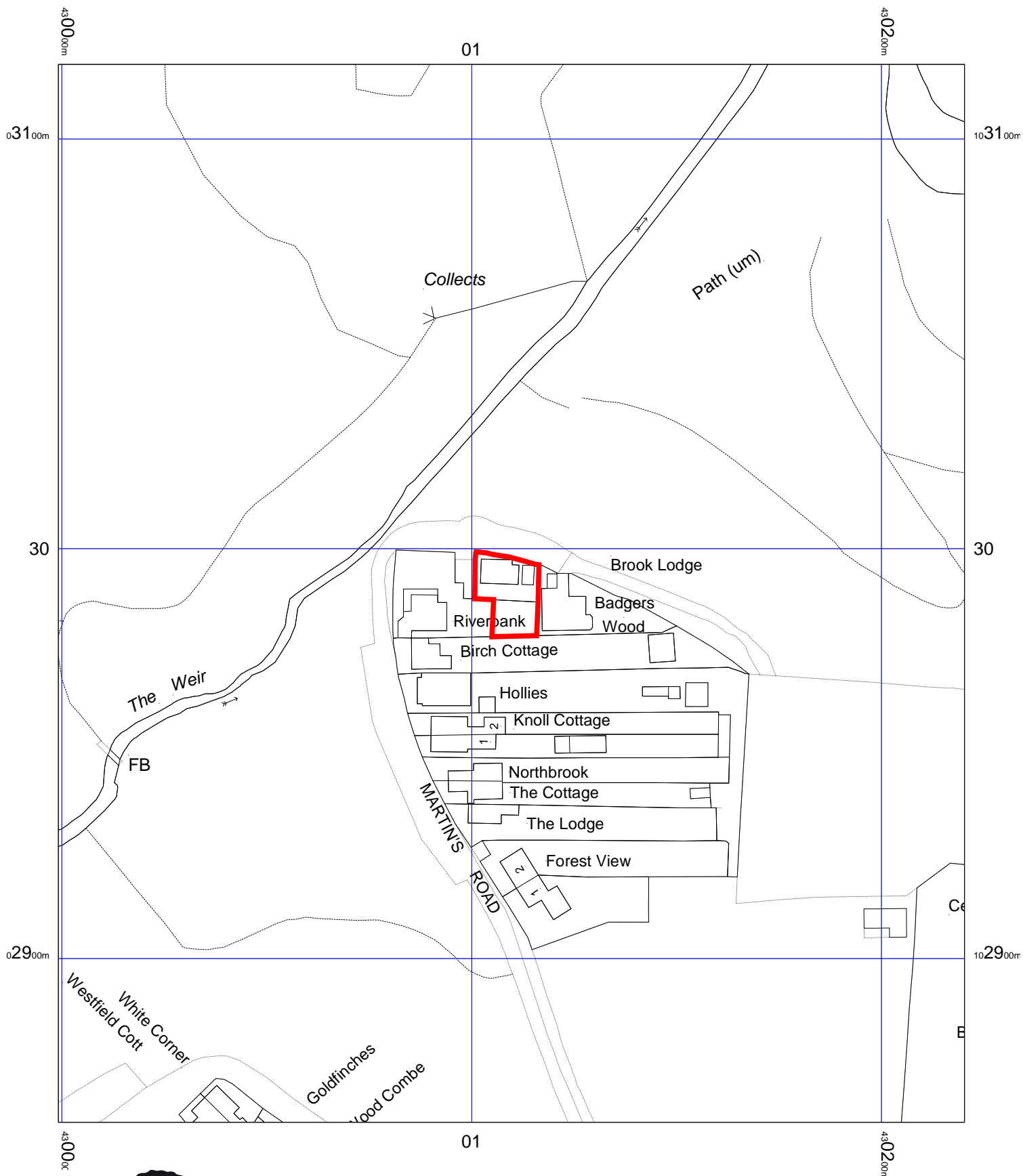
## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 The revised design, to include dormer windows on the front elevation, would appear unduly formal and grandiose in comparison with the character of buildings in the the surrounding conservation area, and would result in the dwelling having a greater visual impact contributing to the creation of a hard visual edge to the settlement in this Forest front location, contrary to Policies SP16 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019), and advice set out in part 16 of the NPPF.

- 2 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, whether by extension or by replacement. Consequently Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).seeks to limit the proportional increase in the size of rural 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. The development would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside.



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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