

Application No: 21/00352/FULL Full Application

Site: The Haven, St Johns Road, New Milton, BH25 5SB

Proposal: Single storey rear extension; roof alterations to facilitate front and rear glazed gables; timber cladding; new porch; demolition of conservatory

Applicant: Ms Turner

Case Officer: Emma Shaw

Parish: NEW MILTON

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
 SP15 Tranquillity
 SP17 Local distinctiveness
 DP18 Design principles
 DP36 Extensions to dwellings
 NM14 The Rural Areas of the National Park

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
 New Milton Neighbourhood Plan

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

New Milton Town Council: Object (non-delegated) for the following reasons:

1. Detrimental impact to street scene contrary to the NFNPA Design Guide SPD
2. Contrary to the NFNPA Design Guide SPD on extensions, in particular *'Be compatible with the main building, avoiding significant impact on the scale of the core or original element'* and *'Use a sympathetic choice of materials.'*
3. Out of character

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One representation received, objecting to the proposed development for reasons relating to impact upon neighbour amenity.

10. RELEVANT HISTORY

- 10.1 No relevant planning history.

11. ASSESSMENT

- 11.1 The application site comprises a detached single storey dwelling situated on the southern side of St Johns Road. The dwelling sits within a narrow linear plot, partially screened from the neighbouring dwellings to the east and west by fencing. The site backs onto agricultural land. The surrounding dwellings vary in design, size and age.
- 11.2 This application seeks consent for a single storey rear extension to the dwelling, replacing the existing single storey rear extension and conservatory; roof alterations; the addition of timber cladding; and a new porch. The relevant considerations relate to compliance with Policy DP36; the impact of the proposed development upon the dwelling, its curtilage and the local area; and the impact upon neighbour amenity.
- 11.3 The original single-storey, hipped-roof dwelling had an internal habitable floorspace of 64.3 square metres, and the dwelling therefore constitutes a small dwelling as set out within Policy DP36 of the Local Plan. The dwelling has since been altered and extended with the addition of an open side canopy, a flat-roofed rear extension, and a conservatory. As the dwelling is a small dwelling, any extensions must not result in a total internal habitable floorspace exceeding 100 square metres. The proposed extension would result in a total floorspace of 99.2 square metres, and as such is compliant with this element of Policy DP36.

- 11.4 The existing dwelling is of no particular architectural merit and includes unsympathetic additions. This application proposes to demolish each of the aforementioned additions to the dwelling, and to extend the dwelling 5.5 metres from the original rear wall. The original roof profile of the dwelling would remain, with alterations to the front and rear of the roof to form gable ends. The existing roof height of the dwelling, at 5.6 metres, would be retained, and the principal elevation of the dwelling would remain aligned with the neighbouring dwellings. The profile of the roof would be significantly lower than the surrounding dwellings. The proposed extension to the dwelling to remodel the rear elevation is considered to enhance the appearance of the dwelling, as the existing rear elevation features piecemeal additions that are not sympathetic or appropriate to the dwelling. The proposed development is considered to be acceptable in form and massing in relation to the existing dwelling and the application site, adhering to Policy DP18. There is a mix of dwelling types on St Johns Road, including bungalows, houses and chalets with both gable and hipped-roofs; the form, scale and massing of the proposed development would be appropriate in the surrounding streetscene, adhering to Policy SP17.
- 11.5 The proposal has been amended since the initial submission in response to concerns regarding the potential for light pollution from the extent of glazing within the proposed gable ends. The glazing within the gable ends has been significantly reduced, and the rooflights have been removed. The overhang of the roof has been extended to protrude 0.6 metres from the principal and rear elevations. These amendments, together with the removal of the existing conservatory, would ensure that the development would not have an unacceptable impact in relation to light pollution, in accordance with Policy SP15.
- 11.6 Whilst the form and mass of the proposed development are considered to be acceptable, subsequent amendments to the proposed materials have also been sought. The proposed roofing materials would now be slate and the facing materials would comprise natural vertical timber cladding that would be allowed to weather naturally to afford a lighter finish. The amended materials are considered to be acceptable, in accordance with Policy DP2. Overall it is not considered that the proposed materials would have an adverse impact on the street scene.
- 11.7 With regard to impact upon neighbour amenity, the dwelling is located toward the front of the application site, with dwellings to the east and west. The existing rearmost elevation of the dwelling extends beyond the rear elevations of both neighbouring dwellings; the proposed extension to the dwelling would not extend beyond the existing rearmost elevation. One representation has been received from the occupant of the neighbouring dwelling of Dahlia Cottage, objecting to the proposed development due to the proximity of the proposed

development to the shared boundary. The proposed development would retain the existing distance between the dwelling and the shared boundary. The Haven is sited to the north east of Dahlia Cottage, and would not therefore result in unacceptable adverse shading impacts. It is not considered that the proposed development would result in visual intrusion. The proposed windows upon the side elevations of the dwelling would be 2.2 metres from the ground level at their highest points, looking onto the existing fences at the shared boundaries, and would not extend toward the rear of the dwelling. As such, the development would not result in overlooking. Neighbour amenity would therefore be suitably retained in line with Policy DP2.

- 11.8 The Parish Council have recommended refusal for reasons relating to the impact of the proposed development upon the surrounding streetscene and the character of the area, and the design of the proposed extension in relation to the existing dwelling. The dwellings on St Johns Road vary in both design and size. The facing materials used upon the dwellings also varies, with facing brickwork, painted brickwork, render, tile hanging, and timber cladding. The removal of the unsympathetic single storey rear extensions to the dwelling would enhance the appearance of the dwelling. Whilst the ridgeline of the dwelling would be extended to the rear, the roof of the dwelling would still be lower than both the adjoining dwellings. The gable ends would also be in keeping with the surrounding dwellings, a number of which feature gabled roof forms. The proposal is therefore considered to be appropriate in terms of scale, appearance, form, siting and layout, and satisfactory details of facing materials have now been received. The development would be appropriate to the semi-rural character of the area, adhering to Policies DP2, SP17 and DP18 of the adopted Local Plan (2019) and Policy NM14 of the New Milton Neighbourhood Plan (2021).
- 11.9 There may be scope for the conversion of the roof space within the dwelling. As this would be contrary to Policy DP36, this should be controlled by the imposition of a suitable condition.
- 11.10 For the reasons outlined above, it is recommended that 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; or

The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 2 Development shall only be carried out in accordance with drawing numbers: 21.445.01 Rev A and 21.455.02 Rev D. 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 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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).

- 4 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.

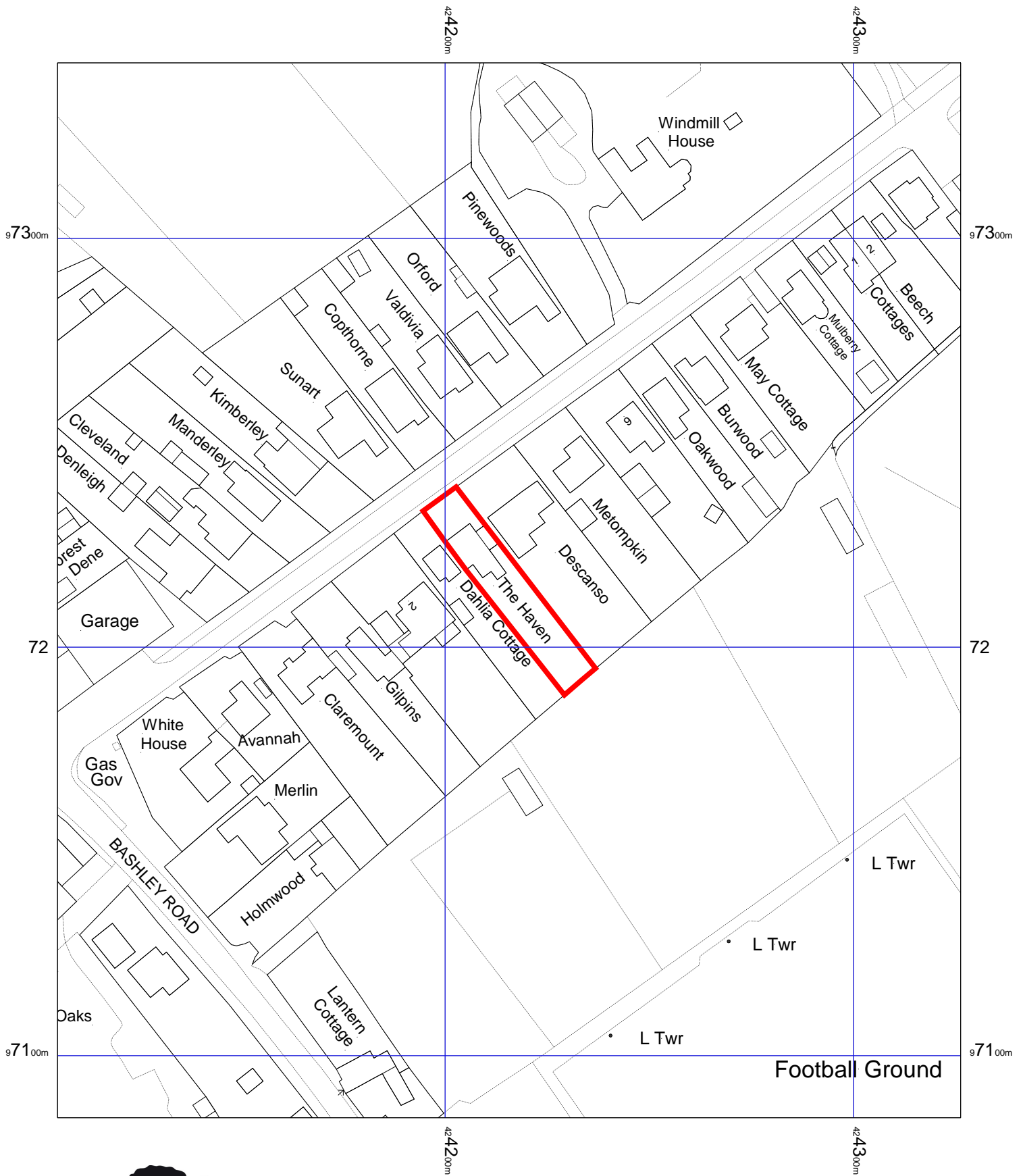
Reason: To ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 The roof space of the extension hereby approved shall not be converted to form habitable space.

Reason: The creation of additional habitable accommodation / floor space would be contrary to Policy DP36 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

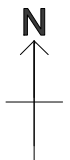
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Application No: 21/00537/VAR Variation / Removal of Condition

Site: Site Of Brookwood, Sway Road, Brockenhurst, SO42 7RX

Proposal: Application to vary condition 2 of planning permission 20/00620 to allow Minor Material Amendment to 2No. Detached bungalows; fence; cattle grid; alterations to driveway and parking; demolition of existing dwelling and outbuilding

Applicant: Appletree Developments Ltd

Case Officer: Ann Braid

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

- SP17 Local distinctiveness
- SP6 The natural environment
- DP2 General development principles
- SP19 New residential development in the National Park
- SP55 Access
- DP34 Residential character of the Defined Villages
- SP15 Tranquillity
- SP21 The size of new dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

- Sec 5 - Delivering a sufficient supply of homes
- 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: Object to this application. The proposed carports are acceptable, however, concerned that the accompanying plans make reference to culverting the ditch which is at odds with advice given by local drainage experts and heightens the risk of local flooding.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of objection on the following grounds:

- Additional development would add to the urbanisation of the site;
- Concern relating to the culverting of the ditch; and
- The dead oak tree is becoming unsafe.

10. RELEVANT HISTORY

10.1 Application to vary condition 2 of planning permission 20/00620 for 2No. Detached bungalows; fence; cattle grid; alterations to driveway and parking; demolition of existing dwelling and outbuilding (21/00373) granted on 9 June 2021

10.2 2No. Detached bungalows; fence; cattle grid; alterations to driveway and parking; demolition of existing dwelling and outbuilding (20/00620) granted on 19 January 2021

11. ASSESSMENT

11.1 The site of the former dwelling Brookwood lies on the east side of Sway Road in Brockenhurst. Consent has been granted for the demolition of one bungalow and its replacement with two. The design of the development granted by the first consent was subsequently modified and the bungalows are now substantially complete. The site is fenced along its frontage with Sway Road and a drainage watercourse runs along the northern boundary, which was formerly open along the eastern three quarters of its length but has recently been culverted. A chalet style house and the doctor's surgery lie to the north of the site and there is a two storey dwelling to the south. The rear gardens of the houses in Tattenham Road lie to the east.

11.2 Applications under section 73 of the Town and Country Planning Act 1990 allow an applicant to make revisions to an approved scheme, by substituting revised drawings for those that have been previously approved. If consent is to be granted, all previous relevant conditions need to be re-imposed and the Authority may impose further conditions as necessary. The dwellings have been

built in accordance with the previous approvals, in terms of their size and design, and comply with Policies DP35, DP36, SP21 and SP17, as previously assessed. This application seeks consent to revise the existing consent in order to provide two car port structures in the front gardens of the bungalows. The car ports would measure 6.2 metres by 5.3 metres and would be flat roofed, open sided structures with a roof height of 2.5 metres. They would be constructed with timber posts set into brick supports, with a felt roof. The approved layout of the gardens at the front of the dwellings would be revised to accommodate the proposed car ports which would be sited close to the side boundaries of the application site. The proposed car port for plot 1, which is the northernmost and larger of the two properties, would be sited eight metres from the front boundary and the proposed carport for plot 2 would be within two metres of the front boundary. The issues to assess are whether the proposed structures would appear proportionate and subservient to the new dwellings and whether there would be any adverse impacts on the surrounding area or on neighbouring amenity.

- 11.3 When outbuildings are located in front gardens they can look out of scale with the host dwelling and dominate the site. However, in this case, the proposed car ports would be open and light weight, with a low roof height. They would be sited to either side of the dwellings and the overall area of hard surfacing would not need to be increased to accommodate the buildings and vehicle turning space. The outbuildings would be proportionate and clearly subservient to the dwellings they would serve in design, height, scale and massing. The development would not reduce amenity space around the dwellings to an unacceptable level. The revised development to include the car ports would be in accordance with the requirements of Policy DP37 of the New Forest National Park Local Plan 2016-2036 (August 2019).
- 11.4 With regard to the wider locality, although the proposed car ports would be visible from the road they would not have an overly obtrusive impact in the street scene. Some front boundary vegetation has been retained and more planting is proposed to be carried out. The revised driveway layout indicates a single gated access leading to separate gates for each property, and the front gardens would be divided by a 1.2 m brick wall, which would join a 1.8 metre timber fence running between the houses. The approved landscaping scheme has been amended as part of this application to accommodate the new layout. The landscaping plan includes shrub planting and an oak tree and ornamental hawthorn in each of the front gardens. The site would be bounded by 1.8 metre fences except along the front where it is proposed to retain the existing 1.2 metre fence. The revision of the proposed development to include the proposed car ports would comply with Policy SP17 as the existing character of this part of the National Par, within the defined village would not be eroded by the development.

- 11.5 With regard to neighbouring amenity, the proposed outbuildings would not have any adverse impact on the amenity of neighbouring occupiers. They would be of a size and height which is considered acceptable, located close to the site boundary and would not cause any loss of light or outlook to neighbours. The revision to include the car ports would comply with Local Plan Policy DP2.
- 11.6 Surface water drainage at the site continues to cause concern. The drainage ditch on the northern boundary has been culverted, although the necessary Ordinary Watercourse Consent is still outstanding for that work, and the possible breach of the previously imposed condition is being investigated by the Enforcement team. Should Hampshire County Council, as Lead Local Flood Authority require the ditch to be reinstated to the condition it was prior to development, this requirement would not be compromised by the proposed car port, as it would be located over the original culverted section at the western end of the ditch.
- 11.7 One letter of objection has been received expressing concern about urbanisation and the drainage of the site and the latter issue is the objection raised by the Parish Council. However, as no alterations to the drainage are proposed as part of this revised proposal, the drainage of the site is not a matter to be considered under this application. A dead oak tree has been retained for its ecological value, however, there would be no objection to its removal if this is required on safety grounds. Subject to the re-imposition of all relevant conditions and to an additional condition to control the finishes for the car ports, consent is recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before 19 January 2024.
- 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 withdrawing numbers: 9456/200 Rev B, 9456/201 Rev B, MBA/100/101, 9456/100 Rev C, 9456/101/Rev C and 9456/102/Rev B. 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 SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 Development shall be carried out in accordance with the details of facing and roofing materials approved under consent reference 20/00620 for the dwellings, and in accordance with the materials specified on the agent's email of 7 September for the car ports, unless otherwise agreed in writing with 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).

- 4 No windows/doors shall be installed until typical joinery details including window/doors, eaves, verge, bargeboards have been submitted to, and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and appearance of the development in accordance with Policies DP2, DP18 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 The landscaping of the site shall be carried out in accordance with landscaping plan number BW-01 RevB by Woodruff Designs, dated February 2021, hereby approved, and the implementation statement dated February 2021 by Woodruff Designs approved under consent reference 20/00620, unless otherwise agreed in writing with the New Forest National Park Authority.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report by Abbas Ecology dated November 2020 approved under consent reference 20/00620. The specified measures shall be implemented and retained at the site in perpetuity and, post completion, a statement confirming their implementation shall be submitted to the Authority.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 8 No external lighting shall be installed on the site unless details of such proposals, which shall be in accordance with the recommendations of the approved ecological report, have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities and ecology of the area in accordance with Policies SP6, DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 9 Unless otherwise agreed in writing, development shall take place in accordance with the details of the means of disposal of surface water from the site set out in the drainage design statements dated August 2020 by Odyssey consultants, approved under consent reference 20/00620.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 10 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the defined village and to comply with Policies SP21 and DP35 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 12 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural impact statement and tree protection plan by Hearne Arboriculture, dated November 2020 approved under consent reference 20/00620.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 13 Prior to the occupation of the second of the two dwellings comprising the development, ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's Habitat Mitigation Scheme and the Solent (SRMP) Explanatory Note.

Reason: To safeguard sites of international ecological importance in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019), the Authority's Habitat Mitigation Scheme and the SRMP.

- 14 The second of the dwellings comprising the development hereby permitted shall not be occupied until:

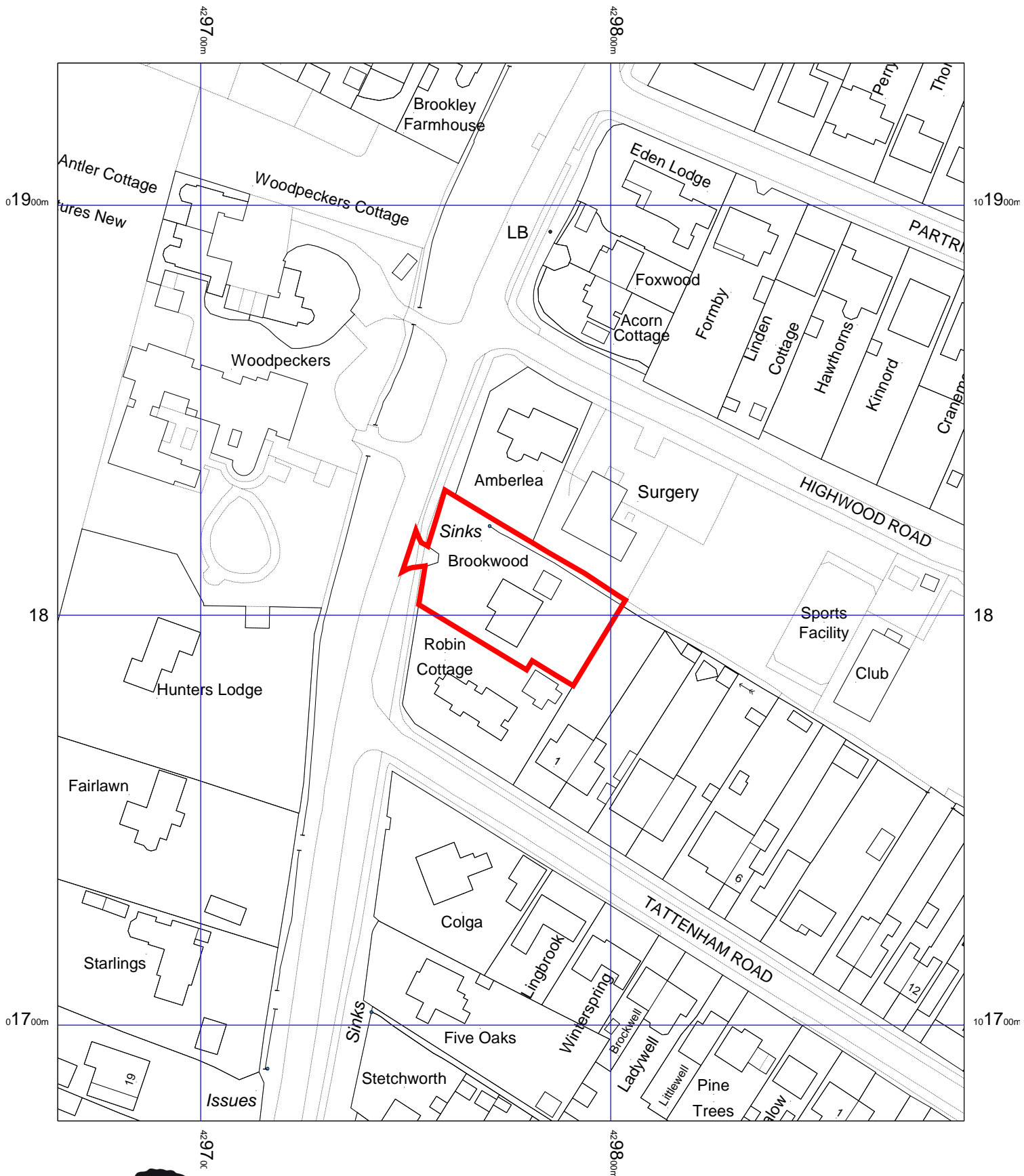
a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority;

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

The development shall be carried out in accordance with and subject to the above details.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Authority has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy DP8 of the New Forest National Park Local Plan 2016-2016 (August 2019).



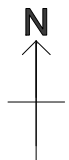
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