

**Application No: 22/00298/FULL Full Application**

**Site:** 5 Brittons Cottages, North Weirs, Brockenhurst, SO42 7QA

**Proposal:** Outbuilding

**Applicant:** Miss Mann

**Case Officer:** Claire Woolf

**Parish:** BROCKENHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view.

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
SP6 The natural environment  
SP16 The historic and built environment  
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**

Brockenhurst Parish Council: Recommend refusal. The appearance of the outbuilding is unsympathetic with its natural surroundings.

## **8. CONSULTEEES**

- 8.1 Tree Officer: support subject to conditions.
- 8.2 Building Design & Conservation Area Officer: Comment: reservations about the design of the proposal.

## **9. REPRESENTATIONS**

- 9.1 Two objections on the following grounds:
- Not in character with the New Forest National Park.
  - Too tall, will negatively impact the amenity and character of this area of the National Park.
  - Forestry England own the driveway into the parcel of land – no right to park here.
  - Hedge is 1.8 metres in height. The outbuilding would be visible above the hedgerow.
- 9.2 Friends of Brockenhurst: Object:
- There is a gap in the hedging and no guarantee that the hedgerow will be retained.
  - Concern about the appearance of the outbuilding and its appropriateness for a site abutting the open forest.

## **10. RELEVANT HISTORY**

- 10.1 Outbuilding (21/00430) withdrawn on 29 November 2021.
- 10.2 Construction of hard standing for use as a car park (NFDC/76/05770) granted on 16 September 1976.

## **11. ASSESSMENT**

- 11.1 Brittons Cottages are a group of buildings facing the open forest, with some back land development having taken place. 5 Brittons Cottages is the middle dwelling of a terrace and has a narrow front and rear garden. A small parcel of land is located to the front of the terraced houses and separated from the front garden by a footpath that surrounds the parcel. The red line of the site contains the footpath, and the ownership certificate outlines that unusually, the applicant is the owner of the parcel of land including the footpaths surrounding it. The parcel of land has a small shed discretely located in the corner, a bench and gardening materials. The property is located within the Weirs Conservation Area and has been recognised as a non-designated heritage asset.
- 11.2 Permission is sought for an outbuilding located on the front parcel of land. The building would measure 8.8 square metres and an

area of paving measuring 7 square metres is proposed. The building would be 2.9 metres in height. The building would be constructed from barn style timber boarding stained green or black. The roof material would be bitumen felt roof tiles. The building would be used for the purposes of an art/hobby room.

11.3 The key issues to assess are:

- Accordance with Policy DP37 (outbuildings);
- The proposed design and materials;
- The impact upon the character and appearance of the conservation area and associated non-designated heritage asset;
- The impact upon protected trees; and
- Any impact on residential amenity.

11.4 By way of background, this parcel of land was the subject of an application granted in 1976 for the construction of hardstanding for use as a car park in relation to Brittons Cottages. Consent was granted in 2004 for parking on an area of land outside of and adjacent to this parcel (application reference: 04/82663). The parcel of land the subject of this application has historically been used as garden and has a close relationship with the host property. Representations on the application raise concerns regarding the potential loss of parking for the property. The applicant currently parks on the gravel track entrance to the parcel of land. The addition of a building in this location is not considered to exclude the potential for parking within this parcel of land (0.02 hectares). It is therefore considered that the proposal would not result in an unacceptable level of parking provision. The property would retain a narrow front and rear garden with the front parcel of land being used as private garden area. The proposed outbuilding would be single storey with a shallow dual pitched roof and materials that would provide a subservient and proportionate appearance to the host dwelling. The use of the outbuilding, given its size, proportions and stated use are considered capable of being used for an incidental and non-habitable use which should be subject to a condition. The proposal is therefore considered to comply with Policy DP37 of the New Forest National Park Local Plan 2016-2036 (adopted August 2019).

11.5 In relation to the proposed design, whilst the standard design is noted, the outbuilding would be modest and would be of an appropriate appearance to a garden setting surrounded mostly by hedging. It is considered that it could not be said to detract from the character of the conservation area or non-designated heritage asset. The outbuilding would be obliquely viewed from gaps within the hedgerow which include a pedestrian gate from between Brittons Cottages and the footpath; a gap in the hedging by the prominent Oak Tree and five-bar gate adjacent to the car parking. A condition is recommended for the retention and maintenance of hedging around the parcel of land, to maintain an appropriate

rural appearance and impact upon the character and appearance of the conservation area in accordance with Policies DP2, SP6 and SP16 and SP17.

- 11.6 In terms of impacts upon residential amenity, the proposal has been relocated away from the boundary of the terraced properties to reduce perceived overshadowing and loss of light. The proposal would be adjacent to the northeast boundary of the parcel of land and circa 8 metres from the corner of Knoleforth. The outbuilding is therefore not considered to result in an unacceptable adverse impact upon residential amenity in terms of overlooking, shading or visual intrusion in accordance with Policy DP2.
- 11.7 The Authority's Tree Officer has considered the placement of the outbuilding in relation to the impact on trees protected by virtue of growing in the conservation area. The proposed outbuilding will not have an impact on the tree and there are no objections to this application on tree grounds, subject to condition.
- 11.8 This modest outbuilding can be adequately accommodated on the site and permission is recommended subject to conditions in accordance with Policies DP2, SP15, SP16, SP17, DP18 and DP37 of the New Forest National Park Local Plan.

## **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: 1381:01 Rev C, 1382:02 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

3. The trees/hedges on 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 BS5837:2012.

Reason: to safeguard trees and natural features which are important to the visual amenities of the area.

4. 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).

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 Area of Conservation, New Forest Special Protection Area and Ramsar, in accordance with Policy SP6 and Policy SP5 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

6. The hedgerow and trees, separating the parcel of land from adjacent footpaths shall be retained in perpetuity and maintained at a minimum height of 1.8 metres and minimum width of 1 metre.

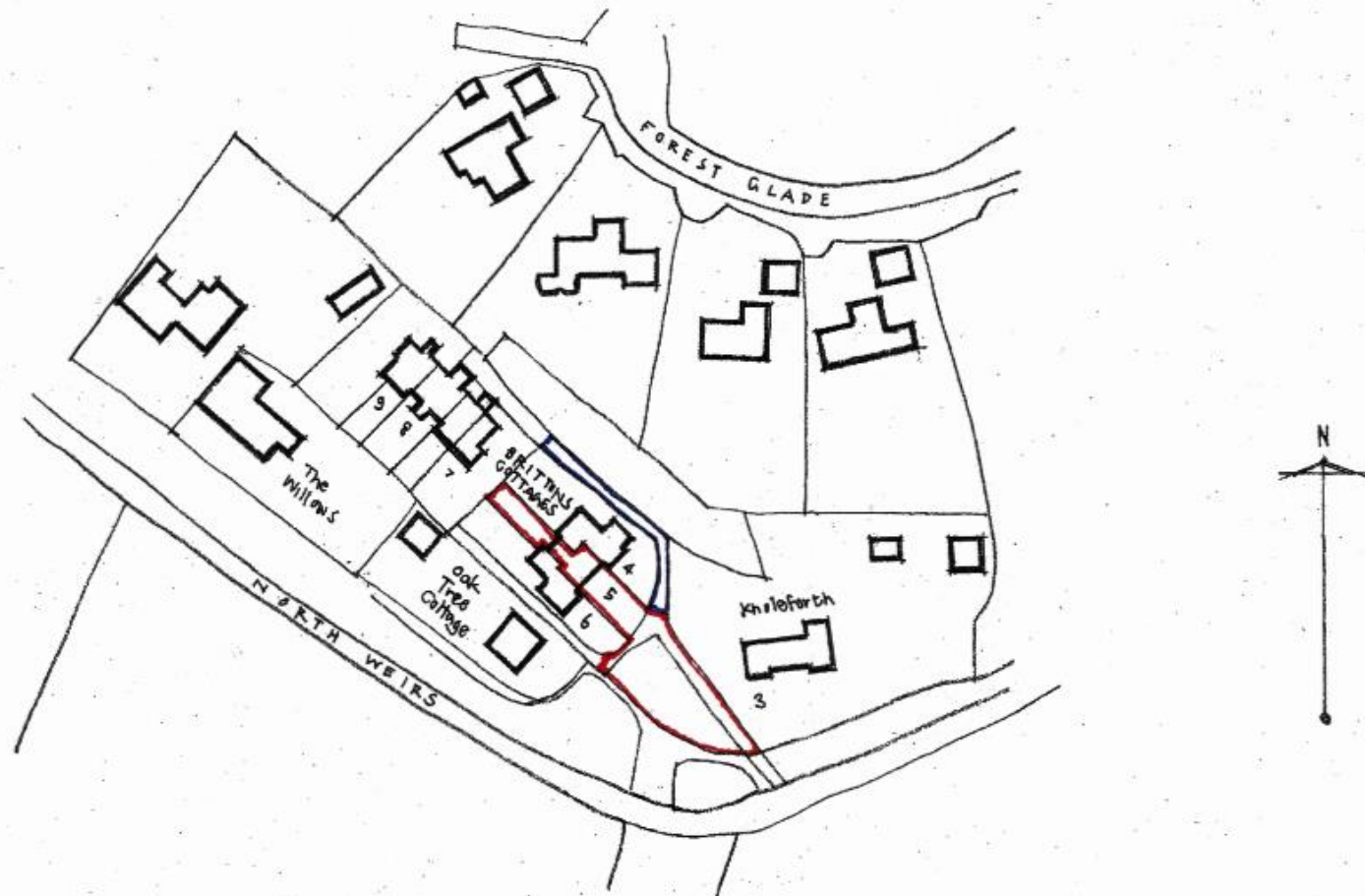
If any part of the hedgerow is removed, dies or becomes seriously damaged or diseased, the plant shall be replaced in the next planting season with another or similar size and species or native species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2, Policy SP16 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

7. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

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

For information only. Do not scale



Location Plan

1: 1250

