

Application No: 22/00130/FULL Full Application

Site: Tanglewood, Balmer Lawn Road, Brockenhurst, SO42 7TS

Proposal: Single storey extension; cladding; demolition of existing stable block

Applicant: Mr Truder

Case Officer: Carly Cochrane

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Flood Zone

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
SP17 Local distinctiveness

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 area is environmentally sensitive in several ways. Insufficient information regarding drainage.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of objection has been received from Friends of Brockenhurst. The concerns raised are summarised as follows:

- It is a visual intrusion on the riverscape and any extension makes matters worse.
- Concern with regard increased risk of river pollution from surface and foul drainage
- Concern with regard potential affect on neighbouring properties.

10. RELEVANT HISTORY

10.1 Change of use of part of existing building to dwelling (19/00395) refused on 09 July 2019. Subsequent appeal allowed on 12 February 2020

10.2 Use of buildings for stabling and equestrian activities and stationing of caravan (Certificate of Lawfulness to establish an existing use) (07/92198) approved on 11 March 2008

11. ASSESSMENT

11.1 The application site is located to the southern side of Balmer Lawn Road, to the rear of properties which immediately front the highway. The site comprises a dwelling, which sits under a barn roof and a stable block. By way of background, planning permission was granted in 2019 at appeal for change of use of part of an existing building to a dwelling on the basis that the dwelling was preferable to a replacement mobile home, which was the fall-back position. The replacement mobile home was considered to have a "greater than theoretical possibility" of occurring should the appeal have been dismissed, and it was also considered that it would result in a "greater effect on the landscape and scenic beauty of this part of the National Park than the appeal proposal". The dwelling on site, whilst it has not yet been occupied, is therefore lawful.

11.2 This application seeks permission for the addition of a single storey extension, replacing an existing single storey element and within the footprint of the barn roof. The entire exterior of the dwelling would then be clad in a timber weatherboarding which would be allowed to weather naturally. The existing stable block at the entrance to the site would be demolished

11.3 Policy DP36 of the Local Plan sets out that "extensions will not be permitted where the existing dwelling is the result of a temporary

or series of temporary permissions or the result of an unauthorised use. In this instance, whilst a Certificate of Lawfulness was issued in 2007 for the stationing of a residential caravan, this has been replaced with the dwelling the subject of this application which, as aforementioned, has been granted planning permission on appeal. As such, the dwelling on site is not the result of an unauthorised use, is lawful, and can benefit from the provisions of Policy DP36. In terms of floorspace, as much of the proposed extension would replace existing floorspace, the proposal would not exceed the additional 30% limitation. The proposal would comprise a 17.4% increase and is therefore policy compliant in this respect. However, any extension which may be able to be carried out under permitted development would likely result in the floorspace limitation being breached, and therefore it is considered reasonable and necessary to remove permitted development rights.

- 11.4 The proposed extension would be within the envelope of the overarching barn roof, and would be single storey. Whilst the width of the single storey element would mirror that of the two storey, it would not appear overly subservient, however, it must also be appreciated that the dwelling is not typical in its design, and as the extension would not project beyond the parameters of the barn roof, it is not considered that it would appear incongruous or excessively dominant. The use of natural timber cladding is a material which is supported within the Design Guide, and would result in a more sympathetic appearance in comparison to the existing white painted blockwork. As such, it is not considered that the proposal would result in any adverse impact upon the character and appearance of the area.
- 11.5 As aforementioned in paragraph 11.4 of this report, the proposed extension would remain within the envelope of the barn roof. The principle of the dwelling has already been granted; the extension of the dwelling is therefore not considered to result in any significantly exacerbated impact upon neighbouring amenity. The removal of the stables would be of benefit to the occupiers of the property of 'Maythorne' as it would result in less built development along their boundary. It is noted that impact upon neighbouring amenity was not addressed within the Inspector's decision, however overall it is not considered that the proposal to extend and clad the dwelling would result in any significant adverse impact upon neighbouring amenity.
- 11.6 Concern has been raised in relation to the increased risk of river pollution and drainage as a result of the development. The building is served by an existing septic tank, which was set out within planning application reference: 19/00395. As the application is for an extension within the envelope of the barn roof, there would be no material additional surface water run-off; water from the barn roof is directed to an existing soak-away. As such, it is not considered that the development would result in any significantly increased risk of pollution or flooding.

- 11.7 It is therefore recommended that permission be granted, as the proposal is in accordance with Policies DP2, DP18, DP36 and SP17 of the adopted 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; 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: DR2, DR4, TW012.

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 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).

- 4 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby approved.

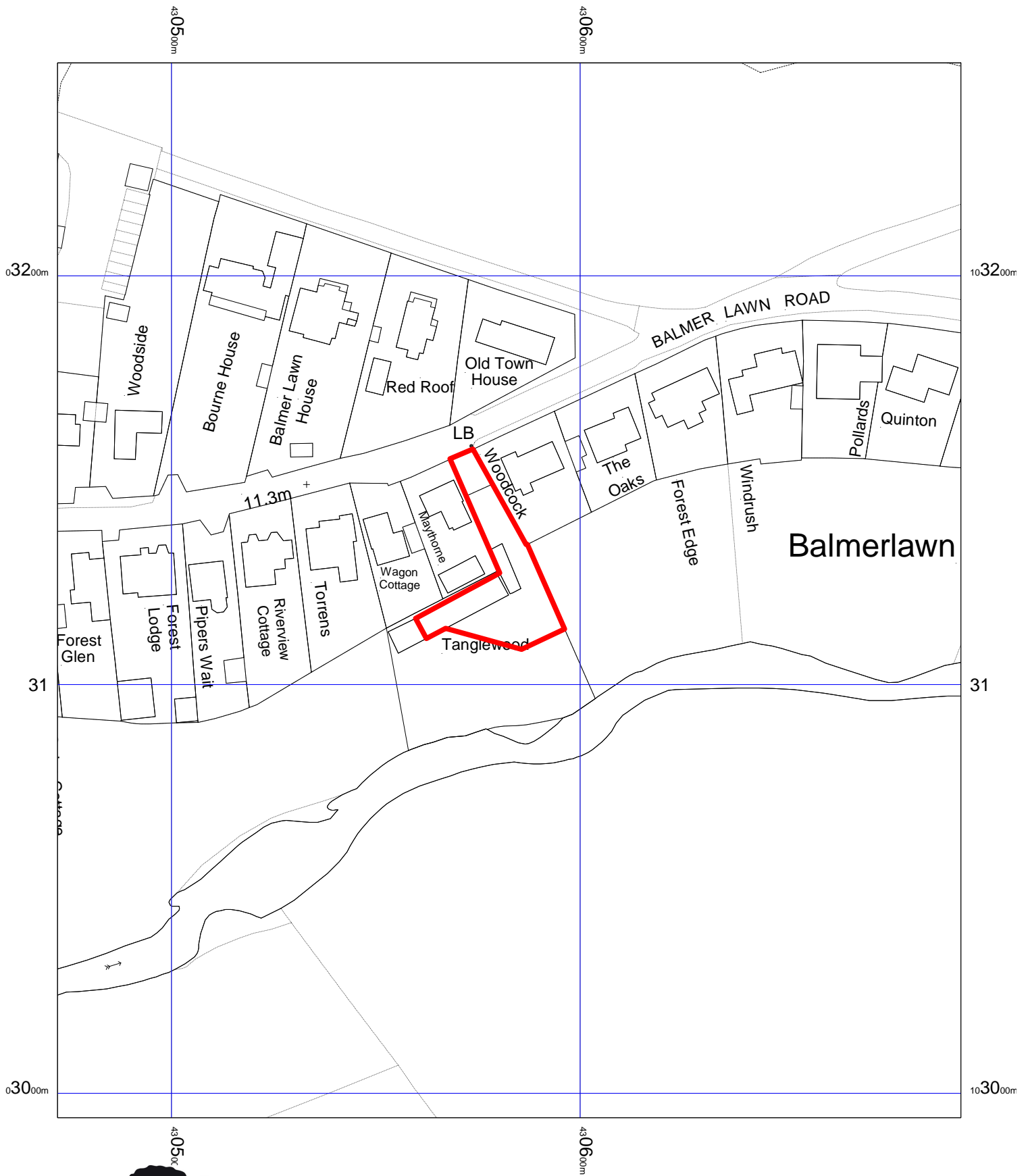
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 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).

- 6 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 highway safety in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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