

Application No: 22/00268/FULL Full Application

Site: Durnston, Careys Cottages, Brockenhurst, SO42 7TF

Proposal: Roof alterations to facilitate additional habitable accommodation; dormer windows; front porch; render; roof mounted solar panels; air source heat pump, electric vehicle charging point

Applicant: Mr & Mrs Bailey

Case Officer: Liz Marsden

Parish: BROCKENHURST

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
DP35 Replacement dwellings
SP17 Local distinctiveness
DP18 Design principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 16 - Conserving and enhancing the historic environment
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 proposal will result in visual intrusion and overlooking of neighbouring properties, there are concerns for the lack of parking provision and the potential noise from the proposed heat pump. Render is not appropriate for the site and setting.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 Eight representations received from six households objecting to the proposal on the following grounds:

- Overshadowing and restricting light to neighbouring properties.
- Loss of privacy due to overlooking.
- Height of proposal and overbearing profile of upper floor would be visually intrusive and dominating in views from neighbours.
- Dormers are ugly and disproportionate to property.
- Design and use of render is out of keeping with the character of the area.
- Loss of light to rooms in adjacent properties.
- Loss of small dwelling.
- Would result in increased requirement for car parking, which is already problematic in this area.
- Disturbance from air source heat pump.
- Electric charging point could trip the grid.
- Increased light pollution.
- Over-development of the site.
- Proposal would result in potential for holiday let, which is an increasing problem.
- Lack of consultation as site notice not displayed.

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The application site is located within the defined New Forest village of Brockenhurst. The property is a modest 'L' shaped bungalow, centrally located within its plot, with a detached single storey garage set in the eastern corner of the site. The surrounding area is characterised by residential development, predominantly in the form of two-storey detached and semi-detached dwellings. The site is not within the conservation area but is immediately adjacent to it, the boundary running along the northern and eastern boundaries of the site.

11.2 The proposal seeks to alter and raise the roof of the property to enable two bedrooms and a bathroom at first floor level, served by dormer windows in the front and rear elevations. In addition, it is proposed to render the external walls and replace the existing concrete tiles with plain clay tiles. A air source heat pump and electric vehicle charging point would also be installed on the site.

The key considerations are:

- The implications for Policy DP36 in terms of the size of the extended property. The existing property is a 'small dwelling';
- The design of the proposals and whether they are appropriate to the dwelling and its curtilage;
- The impact on the street scene and character and appearance of the surrounding area and conservation area; and
- Any impact on neighbour amenity.

11.3 The existing dwelling is a small dwelling and therefore subject to the restrictions of Policy DP36, which limit the habitable floor area to a maximum of 100 square metres. The submitted plans show that the floor area, including any parts of the roof space with a height of 1.5m or over, to be just under 100 square metres and therefore within policy limitations. It is noted that the plans include a porch, the floor area of which falls within permitted development, but which requires consent by reason of its height, which is 0.5m higher than would be permitted under the General Permitted Development Order. In line with the recently amended guidance for domestic extensions, the area created by the porch has been excluded from the calculations. It is recognised that even if a development is compliant with policy size limitations, other impacts should be considered, such as on the character and appearance of the surrounding area and neighbour amenity.

11.4 In terms of the impact on the existing dwelling and its curtilage, Policy DP36 requires extensions to existing dwellings to be appropriate to the existing dwelling and its curtilage. It could not be said that the proposals would be subservient to the existing dwelling, but rather that they, through the increased height and use of alternative materials, would change the character and appearance of the property. It must therefore be considered whether these alterations would be appropriate and could be accommodated on the site without appearing incongruous or cramped. The increase in height has been kept to the minimum possible by the insertion of a small flat roofed section, though this would not be unduly apparent from ground level. By creating a first floor level, it is possible to extend the accommodation without altering the footprint of the building, thereby retaining amenity space and maintaining the open area around the dwelling and it is not considered that the proposal would result in the overdevelopment of the site.

11.5 The surrounding area is characterised by two-storey dwellings, with Durnston being the only bungalow in the immediate vicinity of the site. The proposed increase in roof height to create a first floor level would not therefore be out of keeping with the prevalent form of development in the area. In terms of materials, it is proposed to use render at ground floor level and tile hanging at first floor as a means of providing external insulation to improve the energy efficiency of the dwelling. Whilst the prevailing facing material in

the vicinity is brick, there are elements of render and as the proposed render would be at ground floor level, it would be substantially screened and not intrusive. The use of tile-hanging is a traditional feature, found on other properties in the vicinity, and the replacement of the existing concrete tiles with plain clay tiles is considered to be beneficial. The site is located immediately adjacent to the conservation area, but it is not considered that the scale and design of the proposal is such that it would have a significant or adverse impact on this area.

- 11.6 With regard to the impact on the amenities of occupants of neighbouring properties, concerns have been raised about loss of light, outlook, privacy and potential noise disturbance from the installation of the air source heat pump.
- 11.7 The primary impact of the proposal, in terms of potential loss of light and outlook, would be on Sunset Cottage, located to the north of the site. This property is centrally located within a sizeable corner plot, but has a relatively shallow garden to its south, with a distance of circa 8.5m between the rear of the house and the boundary of the application site. The roof of the existing property, the highest point of which is 4.6m, is visible above the height of the fence along the boundary and it is apparent that the proposal, which would result in a height to the ridge of 6.5m, would have a greater visual impact on the outlook of the property. However, the design of the proposal is such that it would form a long cat slide, continuing up from the existing roof slope, so that the highest part of the roof would be 5m from the boundary. It is considered that this distance is sufficient to ensure that the proposal would not be unduly overbearing to the outlook from Sunset Cottage or result in loss of direct light to that property.
- 11.8 The proposal would not result in any shading to the property to the south, 'Woodstock', which is a two-storey, semi-detached house separated by the width of two narrow driveways. Neither would the increased height of the south eastern side wall have a significant impact on the outlook of Woodstock, as the only openings in the side elevation facing the application site are the entrance door at ground floor level and a bathroom window at first floor.
- 11.9 The proposal would result in windows, serving bedrooms, at first floor level which would look out over gardens serving 1 and 2 Headington on Meerut Road. These windows would, however, look over the rear part of the gardens, areas which are considered to be less sensitive in terms of amenity value than that immediately to the rear of the houses. Any views of Sunset Cottage would be limited to oblique views of the north east corner of the garden. It should be noted that any potential for overlooking would be similar to that currently experienced by the application site.

- 11.10 The applicants are seeking to maximise the energy efficiency of the building and propose to install a small air source heat pump immediately to the rear of the dwelling, close to the boundary with Sunset Cottage. Concern has been raised about the potential for noise disturbance resulting from the operation of the pump, but it should be noted that, other than being less than 1m from the boundary (0.6), the size and position of the unit is such that it would be permitted development. It is not considered that moving the unit 0.4m further from the boundary would materially diminish the potential for noise disturbance to the neighbour or that a reason for refusal could be sustained on this basis.
- 11.11 Concerns have been raised about the lack of parking in the vicinity of the site and that the proposal would result in a requirement for additional parking. The existing property is a two-bed dwelling and the level of parking (two parking spaces) which is provided on the site on the drive and garage is in line with the standards contained in Annex 2 of the adopted Local Plan. The proposed additional bedroom does not increase the parking requirement and as there is no increase in the footprint of the building, will not reduce the existing available space.
- 11.12 The proposed development would not exceed policy restrictions and is capable of being accommodated on the site without adverse impact on the character of the property, the surrounding area or neighbour amenity. It is therefore in accordance with Policies DP2, SP17, DP18 and DP36 of the 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.
- 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:
- 22.763.01 Issue D - Full plans
22.763.02 Issue A - Block plan
- 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).

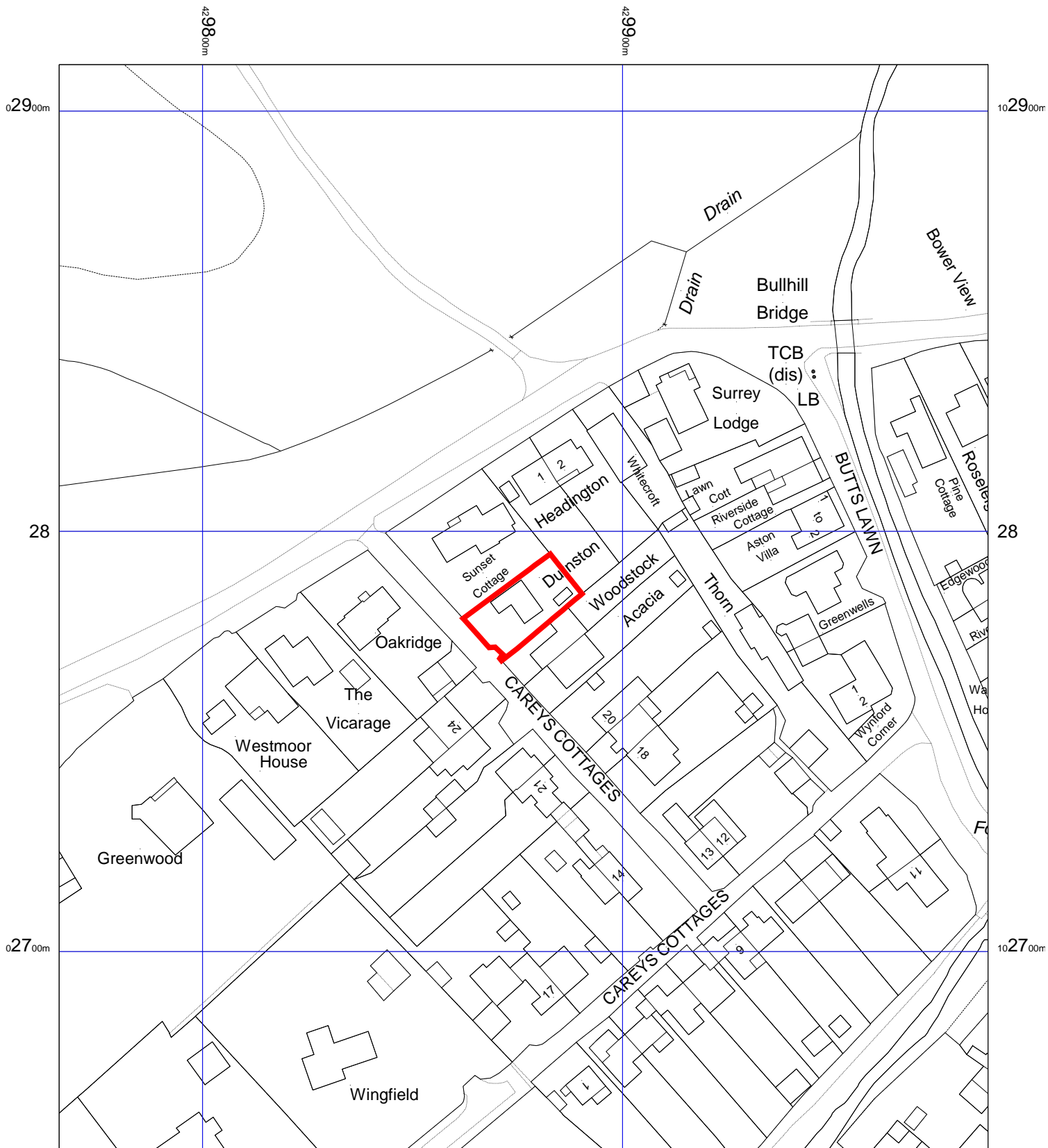
- 3 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

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 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 complies with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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