

**Application No:** 22/00599 Full Application

**Site:** Fryers Footbridge, Brook Hill, Norley Wood, Lymington, SO41 5RQ

**Proposal:** Replacement timber footbridge superstructure; demolition of existing footbridge

**Applicant:** Hampshire County Council

**Case Officer:** Richard Castro-Parker

**Parish:** BOLDRE

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**1. REASON FOR COMMITTEE CONSIDERATION**

Not applicable

**2. POLICIES**

**Development Plan Designations**

Conservation Area

**NPPF**

Sec 16 - Conserving and enhancing the historic environment

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

**Principal Development Plan Documents**

SP17 Local distinctiveness

DP2 General development principles

DP18 Design principles

SP16 The historic and built environment

**Supplementary Planning Documents**

Design Guide SPD

**3. MEMBER COMMENTS**

None received

**4. PARISH COUNCIL COMMENTS**

Recommend refusal. Boldre Parish Council does not believe that this

application is in compliance with the following Policies: Sec 16 - Conserving and enhancing the historic environment; Sec. 15 - Conserving and enhancing the natural environment; SP17 - Local Distinctiveness; SP16 - The Historic and built environment.

The chosen materials are out of keeping with the distinctive bridges used throughout the Parish, with over five other examples of similar construction (concrete with white painted metal railings) identified to date. BPC feels that bridges of this construction are a unique feature of the Parish and should be preserved. The explanation provided with the application that timber construction would be more sympathetic has no supporting evidence and is out of keeping with the vast majority of structures in the Parish.

No evidence has been supplied that the bridge is a current safety concern requiring this level of intervention. BPC would advocate repairs to the existing structure.

## **5. CONSULTEEES**

Environment Agency: No objection; a permit or exemption will need to be obtained.

Building Design & Conservation Officer: No objection, the proposal would enhance the character and appearance of the conservation area. The bridge is not suitable for inclusion on the Local List as a non-designated heritage asset.

Ecologist: No objection due to lack of identified biological constraints.

Tree Officer: No objection. No important amenity trees would be affected

## **6. REPRESENTATIONS**

One letter of representation has been received objecting to the proposal. Concerns raised relate to the need for the bridge to be repaired and maintained more often than the existing bridge; the existing structure is in good order.

## **7. RELEVANT HISTORY**

None

## **8. ASSESSMENT**

### **Application Site**

- 8.1 The application site, known as 'Fryers footbridge', is an existing concrete-built footbridge with a concrete post and tubular steel rail parapet located

at the junction of Brook Hill and Norleywood Road. It provides pedestrian access across Plummers Water. The site is within the conservation area.

### **Proposed Development**

- 8.2 This application seeks permission for the replacement of the footbridge, with one of the same scale, however, constructed using timber, with European Redwood used for the footboards featuring anti-slip inserts, and Douglas Fir post and rail style beams also acting as handrails. It is anticipated that some repairs would be necessary to the existing concrete abutments, which are to be retained.

### **Consideration**

- 8.3 The existing footbridge has been identified by the County Council as being in a deteriorating condition and needs replacing in the interests of public health and safety. The Parish Council are unsupportive of the application as they consider that the proposed footbridge, with its timber construction, would be out of keeping with other footbridges throughout the Parish, and would prefer to see the existing bridge repaired. It is also considered by the Parish that the footbridge is worthy of local listing.
- 8.4 There are indeed many similar concrete bridges with steel tubular rails throughout the Parish and across the National Park which traverse water courses to allow vehicular and/or pedestrian access. Their design is simple, and many of the vehicular bridges are only discernible due to the railings, as they follow the gradient of the highway. There is therefore a collective set appearance to these bridges, however, this can most likely be attributed to the era in which they were constructed and the materials readily available at that time; it is not considered that this results in the bridges being of individual or group merit. The Conservation Officer has confirmed that the bridge does not meet the criteria to be considered as a non-designated heritage asset. The principle of the replacement bridge is therefore not contrary to policy.
- 8.5 As aforementioned, the bridge has been identified as being in a condition which warrants its replacement. Whilst it might be the case that the existing bridge could be repaired in-situ, it is considered reasonable to suggest that the bridge will continue to deteriorate due to the materials used in its construction and its age and will inevitably require replacing in the future. The consideration, therefore, is whether the proposed timber footbridge is of an appropriate design such that it can continue to function and not result in any visual harm.
- 8.6 The use of natural timber in relation to other structures and buildings in the National Park is widely supported. This is a far more sustainable material in comparison to the existing concrete and steel structure, and the timber would eventually weather to a colour not dissimilar to the existing concrete. The upright sections would have the appearance of a post and rail fence, which is appropriate for this rural setting. Overall, it is

considered that the proposal would preserve and enhance the character and appearance of the conservation area.

### **Conclusion**

- 8.7 It is therefore recommended that permission be granted, as the proposal is in accordance with Policies DP2, DP18, SP16 and SP17 of the adopted Local Plan (2016-2036).

## **9. 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 numbers:

DR1, DR2, POL998-2, POL998-3.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

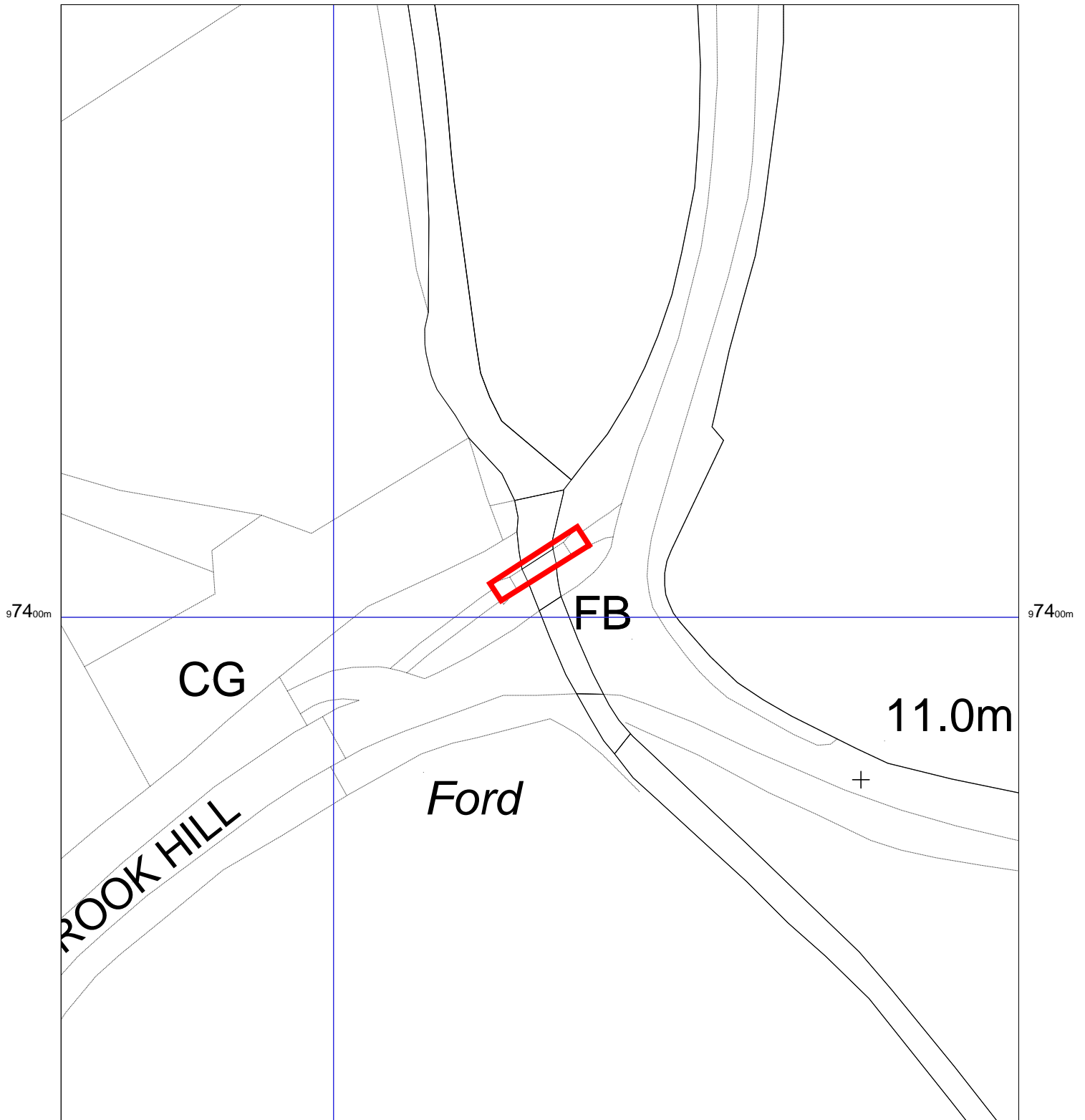
Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

3. Unless otherwise first agreed in writing by the New Forest National Park Authority the materials used in the construction of the footbridge shall be as per the annotations on the plans 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).

4. 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).



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Lymington Town Hall, Avenue Road,  
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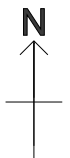
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Date: 08/03/2023

**Ref: 22/00599**

**Scale: 1:500**

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**Application No:** 22/00921FULL Full Application

**Site:** Boscobel, Brookside Road, Brockenhurst SO42 7SS

**Proposal:** Conservatory

**Applicant:** Mr & Mrs Kelly

**Case Officer:** Richard Castro-Parker

**Parish:** BROCKENHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Not applicable

**2. POLICIES**

**Development Plan Designations**

Defined New Forest Village Brockenhurst  
Flood Zone

**NPPF**

Sec 12 - Achieving well-designed places  
Sec 15 - Conserving and enhancing the natural environment

**Principal Development Plan Policies**

DP2 General development principles  
DP12 Flood risk  
DP18 Design principles  
DP36 Extensions to dwellings  
SP17 Local distinctiveness

**Supplementary Planning Documents**

Design Guide SPD

**3. MEMBER COMMENTS**

None received.

**4. PARISH COUNCIL COMMENTS**

Brockenhurst Parish Council: Recommend refusal. The knockthrough as shown on the plans together with an absence of any doors leading to the

rest of the house would indicate an extension rather than a conservatory. We understand that if there was an ordinary (3ft) doorway between the main house and construction then this would be a conservatory, however, with the large knockthrough as proposed, we consider this a room extension. Unless the proposed conservatory is well designed then the energy efficiency of the property may be compromised by having a large knockthrough.

**5. CONSULTTEES**

Tree Officer: No objection.

**6. REPRESENTATIONS**

None received.

**7. RELEVANT HISTORY**

Single storey extension and 2 rooflights (16/00991) granted on 20 January 2017

Single storey extension; alterations to fenestration and chimney (16/00600) granted on 03 October 2016

Conservatory (NFDC/97/61065) granted on 01 May 1997

Granny annexe comprising 2 bedrooms, sitting room, kitchen and bathroom and construction of a covered way and porch, together with the erection of triple garage block (existing garage to be demolished) (NFDC/7914180) granted on 01 October 1979

**8. ASSESSMENT**

**Application Site**

- 8.1 The application site is located to the northern side of Brookside Road and comprises a detached two storey dwelling with an attached annexe to its rear, set centrally within the plot. Access into the site is via a gravelled driveway which runs parallel to the south western boundary. The property is well screened from Brookside Road by a high hedge which runs parallel to the driveway, and across the front and north eastern side boundaries. The property is located within the Defined Village and within Flood Zone 2.

**Proposed Development**

- 8.2 This application seeks permission for the erection of an extension in the form of a conservatory upon the south eastern elevation.



### **Consideration**

- 8.3 As the property is located within the defined village and is not a small dwelling, there is no floorspace restriction to adhere to as such and the proposal is in accordance with Policy DP36 in this respect.
- 8.4 The south eastern rear elevation upon which the conservatory is proposed is that which faces Brookside Road due to the orientation of the dwelling, with its front elevation facing north west. The proposed conservatory would be set back from the front boundary, which is comprised of a high hedge, by approximately 22 metres. Views into the site are very limited, and it is not considered that the proposal would be readily visible from Brookside Road, particularly given its single storey scale. Overall, it is not considered that the proposal would result in any significant adverse impact upon the character and appearance of the area.
- 8.5 Plots along Brookside Road are generally wide with screening along the common boundaries, as is the case with the application property. This screening, in combination with the small scale of the proposed development and separation distances between respective dwellings, results in there being no significant adverse impact upon neighbouring amenity in accordance with Policy DP2.
- 8.6 The application site falls within Flood Zone 2. The applicant has stated that the floor levels within the proposed development will be set no lower than existing levels, and flood proofing of the proposed development has been incorporated where appropriate. Given this, along with the relatively small scale of the proposal, the fact that the proposal would be sited where there is currently paving and that a significant grassed area would remain, it is considered that the proposal would not have a detrimental impact on either flooding or flood risk.
- 8.7 Brockenhurst Parish Council have recommended refusal on the basis that the internal layout of the conservatory, with an absence of doors between it and the main dwelling, indicates that it would be an extension, rather than a conservatory, and there are concerns with regard to energy efficiency. These concerns are understood but based on existing policies and guidance, it is not considered that refusal on these grounds would be upheld on appeal. In any event, the applicant will still need to comply with the building regulations.

### **Conclusion**

- 8.8 It is therefore recommended that permission be granted, as the proposal is in accordance with Policies DP2, DP12, DP18, DP36 and SP17 of the adopted Local Plan (2016-2036).

**9. 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 drawings nos:

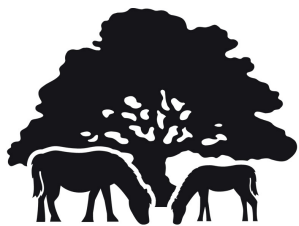
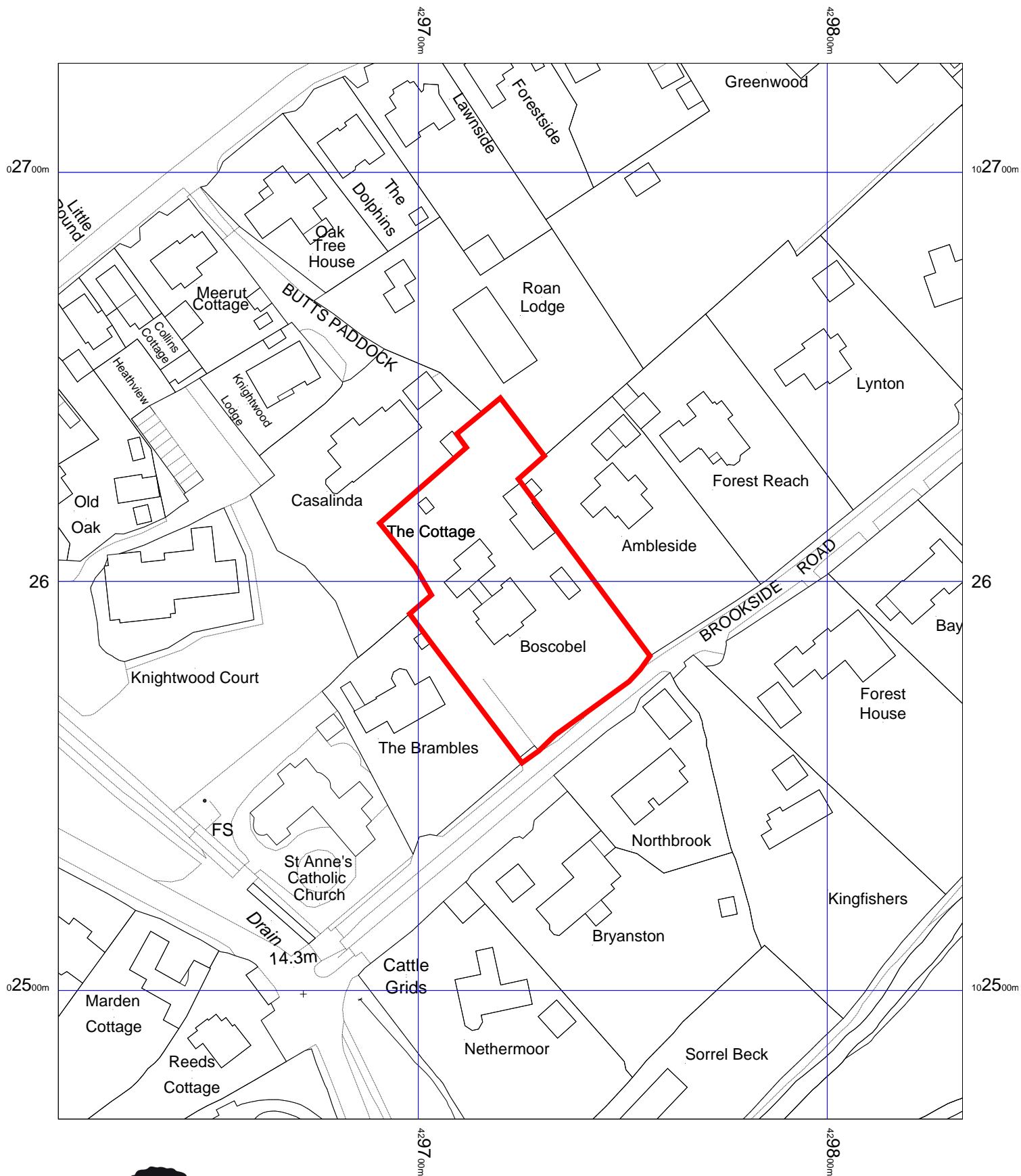
DR1, DR2, Drwg 3, Drwg 6, Drwg 7, Drwg 8, Drwg 9, Drwg 10, Drwg 11

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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 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).



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