

**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. CONSULTEEES**

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:

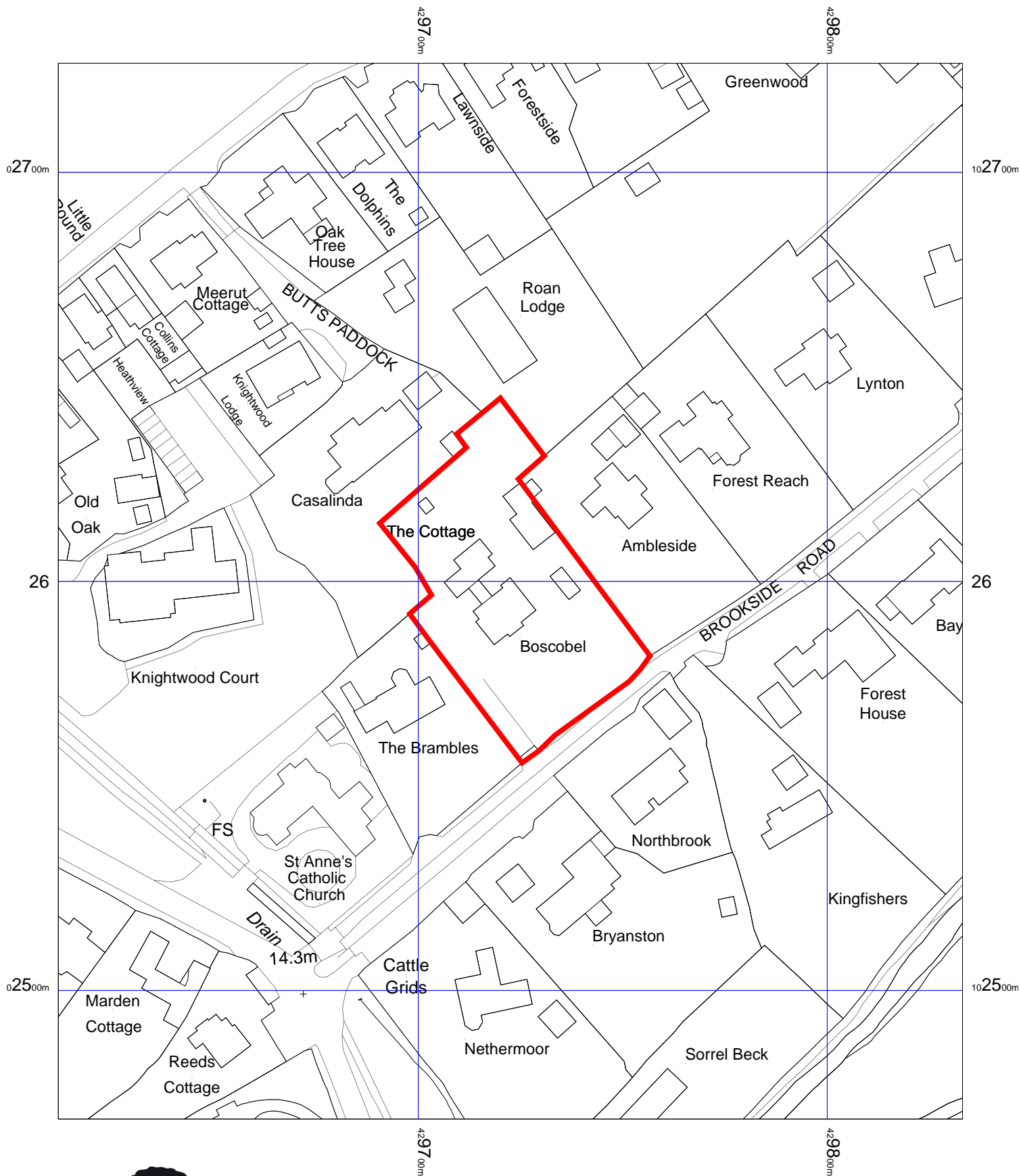
DR1, DR2, Drwg 3, Drwg 6, Drwg 7, Drwg 8, Drwg 9, Drwg 10, Drwg 11

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 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).



NEW FOREST  
NATIONAL PARK

New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

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Date: 08/03/2023

**Ref: 22/00921FULL**

**Scale: 1:1250**

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