

Application No: 23/00666LBC Listed Building Consent

Site: Forest Cottage, Lymington Road, Brockenhurst SO42 7UF

Proposal: Single storey extension (Application for Listed Building Consent)

Applicant: Mr & Mrs Baynham

Case Officer: Carly Cochrane

Parish: Brockenhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish View

2. POLICIES

Development Plan Designations

Listed Building

Principal Development Plan Policies

- DP2 General development principles
- DP18 Design principles
- DP36 Extensions to dwellings
- SP16 The historic and built environment
- SP17 Local distinctiveness

NPPF

- Sec 12 - Achieving well-designed places
- Sec 15 - Conserving and enhancing the natural environment
- Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend permission.

5. CONSULTEES

Building Design and Conservation Area Officer: Unable to support.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Removal of section of stud partition; alter mounting location of door (Application for Listed Building Consent) (20/00392) granted on 12 August 2020)

Change of use of barn to B2 Use Class (General Industrial); cladding (17/00479) granted on 03 August 2017

Conservatory (10/95205) granted on 08 July 2010

Conservatory (Application for Listed Building Consent) (10/95207) granted on 08 July 2010

Rear section of roof restored to continuous pitch; boarding replaced by matching brickwork (Application for Listed Building Consent) (05/84487) granted on 16 June 2005

Garden room with porch (Application for Listed Building Consent) (05/84488) granted on 26 May 2005

Garden room with porch (05/84473) granted on 26 May 2005

Single-storey rear extension (04/82678) granted on 04 November 2004

Single-storey rear extension (Application for Listed Building Consent) (04/82679) granted on 04 November 2004

Single storey additions (NFDC/LBC/96/59597) refused on 13 September 1996

Single storey addn/stable bldg/det'd gge/store (NFDC/96/59598) refused on 13 September 1996

Alts, single-storey addn & erect two detached barns (NFDC/LBC/95/57614) refused on 19 February 1996

Single-storey addition & erect two detached barns (NFDC/95/57631) refused on 19 February 1996

Alterations & addition of lounge and lobby (NFDC/LBC/89/41413) granted on 15 August 1989

Alterations & addition of lounge and lobby (NFDC/89/41325) granted on 15 August 1989

8. ASSESSMENT

Application Site

- 8.1 The application site is located to the eastern side of the A337 Lymington Road and comprises a Grade II listed building (dwelling) which has been significantly extended since its first construction through single storey rear additions, including a conservatory, attached to the dwelling via a glazed link. The site is surrounded by agricultural land, some of which is within the ownership of the applicants. The Pig Beer brewery site is located to the front of the residential curtilage and is run by the applicant and other family members.

Proposed Development

- 8.2 This application seeks permission for a single storey extension attached to the existing single storey additions, again attached to these via a glazed link. The extension would measure approximately 6.8 metres in depth, to include the new glazed link and plant room, 5.2 metres in width, 2.5 metres in height to the eaves and 4.4 metres in height to the ridge to match that of the existing single storey. The extension would be clad in vertically hung timber and have a natural slate roof. The proposal also includes the formation of a basement directly underneath the proposed extension, for use as a laundry and store room, with a biomass heating system. An application for planning permission has also been submitted (reference 23/00665).

Consideration

- 8.3 The first statutory purpose of National Parks as set out in primary legislation is “to conserve and enhance the natural beauty, wildlife and cultural heritage of the New Forest” (emphasis added). Within the Local Plan, Policy SP16 (The historic and built environment) sets out that “proposals should protect, maintain or enhance nationally, regionally and locally important sites and features of the historic and built environment” and “proposals will be supported where they conserve and enhance the significance or special interest of designated heritage assets, i.e. they...do not harm the significance, or result in the loss of a...listed building, including through inappropriate siting, size, scale, height, alignment, materials, finishes (including colour and texture) design and forms, and...make a positive contribution to, or better reveal, or enhance the appreciation of, the significance or special interest of a heritage asset or its setting”.
- 8.4 It is considered that the proposed extension would result in an addition which cumulative with the previous additions, would be disproportionate to the historic core of the dwelling, and whilst the proposed extension would not be directly attached to any historic fabric, to simply continue the single storey projection does not necessarily represent good design. It is also acknowledged that not all historic buildings can be extended due to the design constraints. Given the design and layout of the existing dwelling, with a catslide roof to the rear, the design of further additions is challenging- it is likely why a narrow glazed link was added as part of the

2004 scheme- however, there are other options which could be more sympathetic and appropriate and which have not been fully explored, nor has it been satisfactorily demonstrated that the reconfiguration of the existing floorspace could not achieve the desired space requirements. Paragraph 7.80 of the Local Plan sets out that in relation to extensions “In all cases, the Authority will have regard to the scale and character of the core element of the original dwelling (rather than subsequent additions) in determining whether or not an extension is sympathetic to the dwelling”. In this instance, as aforementioned, the proposal would result in a disproportionately elongated footprint which is considered to erode and detract from the special historic and architectural qualities of the dwelling for which it was originally listed, causing harm to the listed building contrary to Policy SP16.

Conclusion

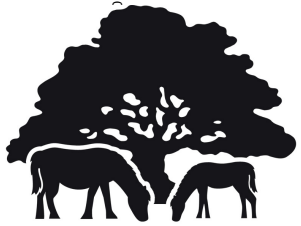
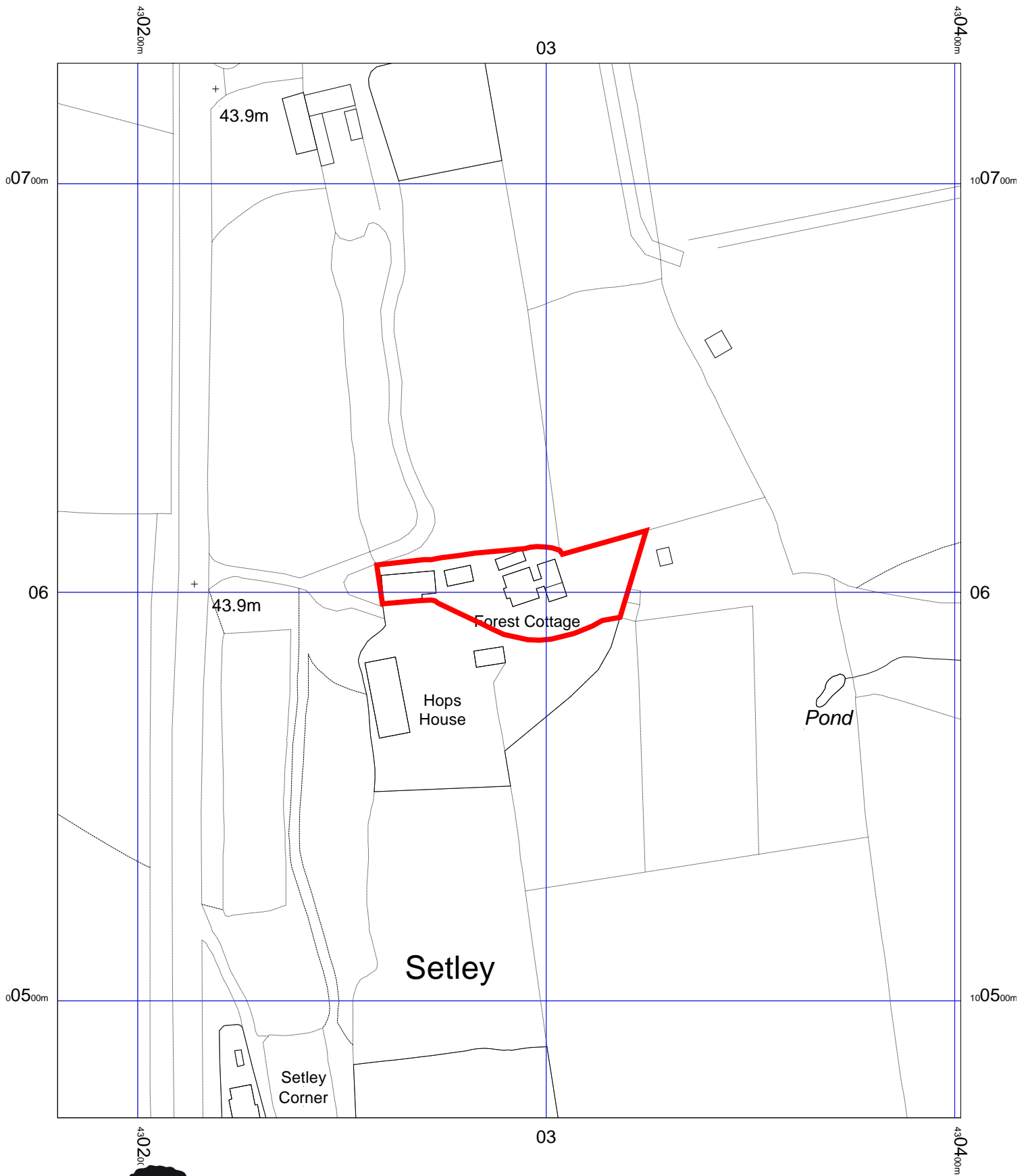
8.5 It is therefore recommended that listed building consent is refused.

9. RECOMMENDATION

Refuse

Reason(s) for refusal:

1. The proposed extension would represent an inappropriate form of development which would damage the special historic and architectural qualities of the Listed Building. The design results in a projection which is disproportionate and unrelated to the core of the original dwelling, and the proposal is therefore contrary to Policies DP2, DP18, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and the NPPF.



NEW FOREST
NATIONAL PARK

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