

**Application No:** 23/01079FULL Full Application

**Site:** Brockwell, Tattenham Road, Brockenhurst SO42 7SA

**Proposal:** Outbuilding (garden room); porch

**Applicant:** Mr & Mrs Allard

**Case Officer:** Julie Blake

**Parish:** Brockenhurst Parish Council

---

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view.

**2. POLICIES**

**Principal Development Plan Policies**

DP2 General development principles

DP18 Design principles

DP36 Extensions to dwellings

DP37 Outbuildings

SP15 Tranquillity

SP17 Local distinctiveness

**NPPF**

Sec 2 - Achieving sustainable development

Sec 15 - Conserving and enhancing the natural environment

**Supplementary Planning Documents**

Design Guide

**3. MEMBER COMMENTS**

None received

**4. PARISH COUNCIL COMMENTS**

Brockenhurst Parish Council: Recommend refusal for the reasons listed below:

Concerns about light pollution resulting from the additional rooflights without the use of one-way glass.

**5. CONSULTEEES**

None required.

**6. REPRESENTATIONS**

None received.

**7. RELEVANT HISTORY**

Outbuilding (garden room); porch (22/00929FULL) granted on 18 April 2023

First floor extension and subdivision of an existing dwelling to form two dwellings; alteration to access (17/00044) granted on 14 March 2017.

**8. ASSESSMENT**

**Application Site**

- 8.1 The dwelling is a result of subdivision of the neighbouring property and is now a semi-detached, brick-built two-storey dwelling of Victorian construction. It is situated on the southwest side of Tattenham Road in the defined village of Brockenhurst. At the front there is low timber fencing with vehicle and pedestrian timber gates leading into a gravelled front garden with some provision for off road parking. The site is not in a conservation area.

**Proposed Development**

- 8.2 The construction of the porch and the outbuilding have already been approved under application 22/00929, which was unanimously approved subject to conditions by the Planning Committee in April 2023.
- 8.3 This revised application proposes no changes to the porch and the matters under consideration are therefore only the alterations to the approved outbuilding and the addition of 5No. rooflights.

**Consideration**

- 8.4 The outbuilding would be used as a garden room and would be 4.3m x 6m with a height of 3.4m. The appearance of the front of the outbuilding has been amended from the previous proposal so that the door is now set back and its pitched roof above removed. In addition, 5No. rooflights and a small high-level window to the south side of the outbuilding are now proposed.
- 8.5 The redesigned outbuilding would not affect its compliance with Policy DP37. The alterations would result in a small reduction of the internal floorspace from 22sqm to 21sqm. The intended use remains subservient and would be used for purposes incidental to the use of the main dwelling. The alterations would not provide additional habitable

accommodation or reduce private amenity space to an unacceptable level in accordance with Policy DP37.

- 8.6 The proposed use of materials is the same as in the previous application. They would not be dissimilar to the existing covered seating area and the main dwelling, comprising timber cladding and a shingle roof, in accordance with Policy DP2.
- 8.7 The addition of the rooflights and a small high-level window to the south side would not result in overlooking and therefore would not result in an unacceptable adverse impact on the neighbouring properties and their amenity in accordance with Policy DP2.
- 8.8 The Parish Council have recommended refusal and raised concerns over light pollution resulting from the addition of the rooflights without the use of one-way glass. These concerns are understood but in the context of this particular site, within the defined village, the addition of five rooflights and one small window is not considered to be unduly excessive. The rooflights would reduce the need for artificial lighting whilst proposed condition no.2 below would ensure that the building is only used for incidental purposes.

### **Conclusion**

- 8.9 The proposed porch and outbuilding would not exceed policy restrictions and have already been agreed in principle. The alterations to the outbuilding are in keeping with the dwelling and would not adversely affect the character, appearance and tranquillity of the area or neighbour amenity. The proposal is therefore in accordance with Policies DP2, DP18, DP36, DP37, SP15 and SP17 of the Local Plan.

## **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. The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

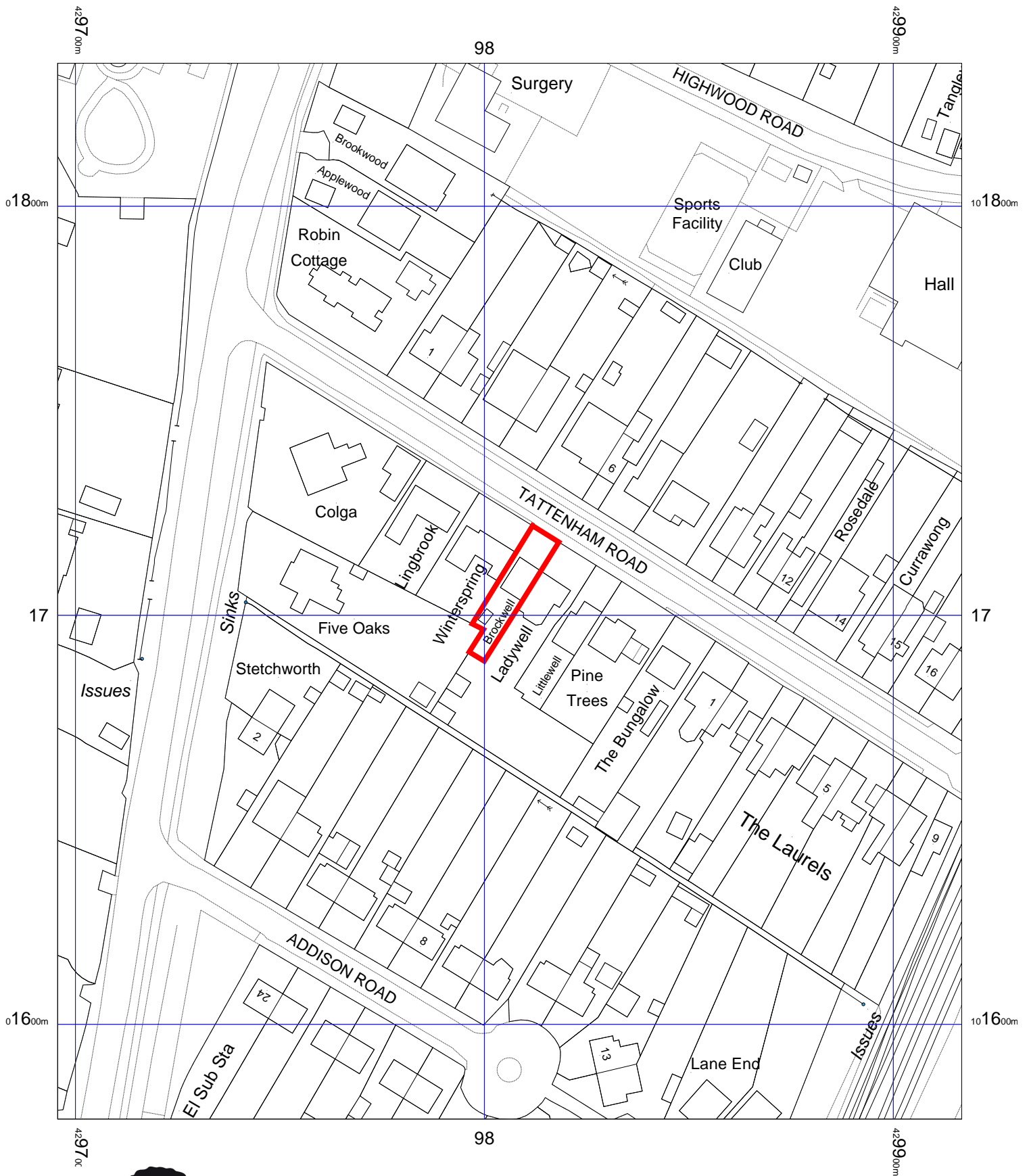
3. Development shall only be carried out in accordance with drawing nos: 22075-00-01, 22075-00-02 Rev C, 22075-00-03 Rev C. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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).

4. No development shall take place above slab level until exact details of the rooflights 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).



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 04/10/2023

**Ref: 23/01079**

**Scale: 1:1250**

© Crown copyright and database rights 2023 Ordnance Survey 100014703

