

Application No: 23/00545FULL Full Application

Site: 11 Greenways Road, Brockenhurst SO42 7RN

Proposal: Two-storey rear extension, first floor extension over existing garage (AMENDED PLANS)

Applicant: Mr & Mrs A Brebbia

Case Officer: Ethan Townsend

Parish: Brockenhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish View

2. POLICIES

Development Plan Designations

Defined New Forest Village Brockenhurst

Principal Development Plan Policies

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

NPPF

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

Supplementary Planning Documents

Design Guide SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal. The resulting property size would not be in keeping with the area. The proposal would place additional pressure on parking within the road. Negative effect on neighbour amenity, both with loss of light and overlooking.

5. **CONSULTEES**

None required

6. **REPRESENTATIONS**

Four letters of representation have been received in objection to the application. The materials planning considerations raised are summarised as follows:

- Concern with regard to parking;
- Concern with regard to overshadowing and loss of light;
- Concern with regard to overlooking;
- Scale of proposal is out of keeping and will alter the character of the road; and
- Concern about the use of the dwelling.

The Friends of Brockenhurst have written in objection to the application. Their comment shares concern in relation to the use of the dwelling as a short term let; the associated parking requirements arising from the increase in bedrooms; the bulk of the proposal being out of proportion with the neighbouring properties; and concerns with regard to overlooking and loss of light.

7. **RELEVANT HISTORY**

No recent planning history

8. **ASSESSMENT**

Application Site

- 8.1 The application site is located to the northern side of Greenways Road within the defined New Forest village of Brockenhurst, and comprises the right hand facing, two storey dwelling in a semi-detached pair. The dwelling is set back from the highway by an open front garden area laid with turf and tarmac. The rear of the property backs onto the garden area of The Huntsman public house.

Proposed Development

- 8.2 This application seeks permission for the erection of a first-floor extension over an existing attached garage and a two storey rear extension. The external facing materials would be brickwork to match the existing.

Consideration

- 8.3 The relevant considerations relate to compliance with Policy DP36; the impact of the proposed development upon the dwelling, its curtilage, and the surrounding area; and the impact upon neighbour amenity.
- 8.4 As the site is located within the defined village and is not a small dwelling as per the definition under Policy DP36 of the Local Plan, there is no

floorspace restriction to adhere to as such. However, extensions should be appropriate to the existing dwelling and its curtilage.

- 8.5 The proposed first floor side extension would occupy the entire depth of the dwelling, as does the existing flat roofed garage. There would be a marginal set back from the front elevation, and the rear elevation would align with that of the main dwelling. The ridgeline and eaves heights would be stepped down, and the proposed side extension would measure approximately 2.8 metres in width, projecting to meet the eastern site boundary of the property. There would be a flat roofed dormer upon the front and rear elevations which would reflect the style of the existing porch. The proposed two storey rear extension would span the width of the rear elevation. Amended plans have been received to reduce the depth of the second storey element of the rear extension to 1.2 metres. The eaves height would match that of the existing dwelling, and the ridge would be set down by approximately 1.9 metres. The ground floor element of the rear extension would protrude 2.5 metres, which would align with the rear of the neighbouring property. There would be two windows upon the first-floor rear elevation, and a set of bi-fold doors at ground floor level.
- 8.6 Concern has been raised in relation to the proposed extensions being disproportionate to the existing dwelling and out of keeping with the area, with the resultant scale appearing dominant within the street scene. Whilst, as aforementioned, adherence to the floorspace restriction is not applicable in this instance, it is not considered that the proposed extensions would appear unduly or incongruously bulky so as to appear disproportionate; the respective extensions are of varying degrees of subservience, and neither are of a scale which competes with or dominates the main dwelling. Properties along the northern side of Greenways Road are of the same or similar scale, design, and appearance as the application property; those elsewhere within Greenways Road are of varying scales and designs. To ensure that the proposed materials are appropriate and would harmonise with the existing dwelling, a condition would be attached requesting materials before development. In terms of the impact upon the street scene, it is only the side extension which would be visible. Given that this extension would not project forward of the front building line of the semi-detached pair, has a subservient eaves and ridge height, and is of a proportionate and modest width (dictated by the width of the plot), it is not considered that the proposal would appear unduly or harmfully dominant or prominent within the street scene. Overall, it is not considered that the proposal would result in any adverse impact upon the character and appearance of the area.
- 8.7 Concern has also been raised in relation to impacts upon neighbouring amenity and specifically, loss of light to the rear private amenity areas and rooms within the properties of 12 Greenways Road (the adjoining dwelling to the west) and 10 Greenways Road located to the east, as well as loss of privacy and overlooking into these neighbouring properties. In relation to loss of light, the dwellings along this section of Greenways Road are oriented north-south, and therefore the rear elevations do not experience direct sunlight for the majority of the day, with the areas

immediately adjacent to the rear elevation in shadow. 10 Greenways Road is located north east of the application property and set rearward within its plot, and features a high level window upon the first floor side elevation and window upon the ground floor side elevation facing number 11. It is considered reasonable to suggest that the windows upon this side elevation do not benefit from direct sunlight until the afternoon hours, and overshadowing currently occurs as a result of the respective orientations and proximity of the dwellings. The proposed side extension would not project beyond the existing front or rear elevations, and the proposed rear extension would not project beyond the rear elevation of number 10. Therefore, whilst it is considered reasonable to suggest that there would be an increase in the levels of overshadowing experienced within number 10 as a result of the development, it is not considered that this would be exacerbated to a degree which would cause significant harm to the amenity of the occupiers. 12 Greenways Road features a conservatory upon its rear elevation and the proposed ground floor extension would align with this conservatory. Again, it is considered reasonable to suggest that the proposed extension would result in a change in the levels of direct sunlight entering the conservatory and first floor window closest to the boundary with the application property, particularly during the morning hours. However, given the modest protrusion of the second storey element, the impact on loss of light is not considered to be exacerbated to a level that would cause significant harm to the amenity of the occupiers of 12 Greenways Road.

8.8 The Authority has received neighbouring objections raising concern over the proposed extension's potential for overlooking. 12 Greenways Road already experiences a moderate level of overlooking due to the proximity of the two properties and the presence of the first-floor level windows located on the rear elevation of the property. Given that the proposed extension would displace the existing first floor windows by 1.2 metres towards the rear garden, it is not considered that the level of overlooking would be exacerbated to an unacceptable adverse level as a result of this proposal. Similarly, 10 Greenways Road currently experiences a degree of overlooking due to the first-floor rear windows. Whilst it is reasonable to suggest that there would be an impact, the proposal would not allow for any new opportunities for overlooking and it is not considered that the level of overlooking would be significantly adverse compared to the levels currently experienced.

8.9 Concerns have also been raised with regards to parking. The plans show that the property would be extended to increase the number of bedrooms by one, so that it would become a four-bed house. The application plans indicate the creation of a gravel area for one additional off-road parking space serving the property, thereby reducing the pressure on the adjacent unrestricted highway. The proposed floorplans also show that the attached garage at the site is to be retained as a garage. The proposal would therefore result in a net increase in parking at the site. The impact upon neighbouring properties has been carefully considered and it is not considered that the proposal would result in unacceptable adverse impacts on amenity and therefore it would comply with Policy DP2.

8.10 **Conclusion**

It is recommended that planning permission should be granted as the proposal is in accordance with Policies DP2, SP17, DP18 and DP36 of the adopted Local Plan (August 2019).

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 nos: DR1 and 11GR P01B.

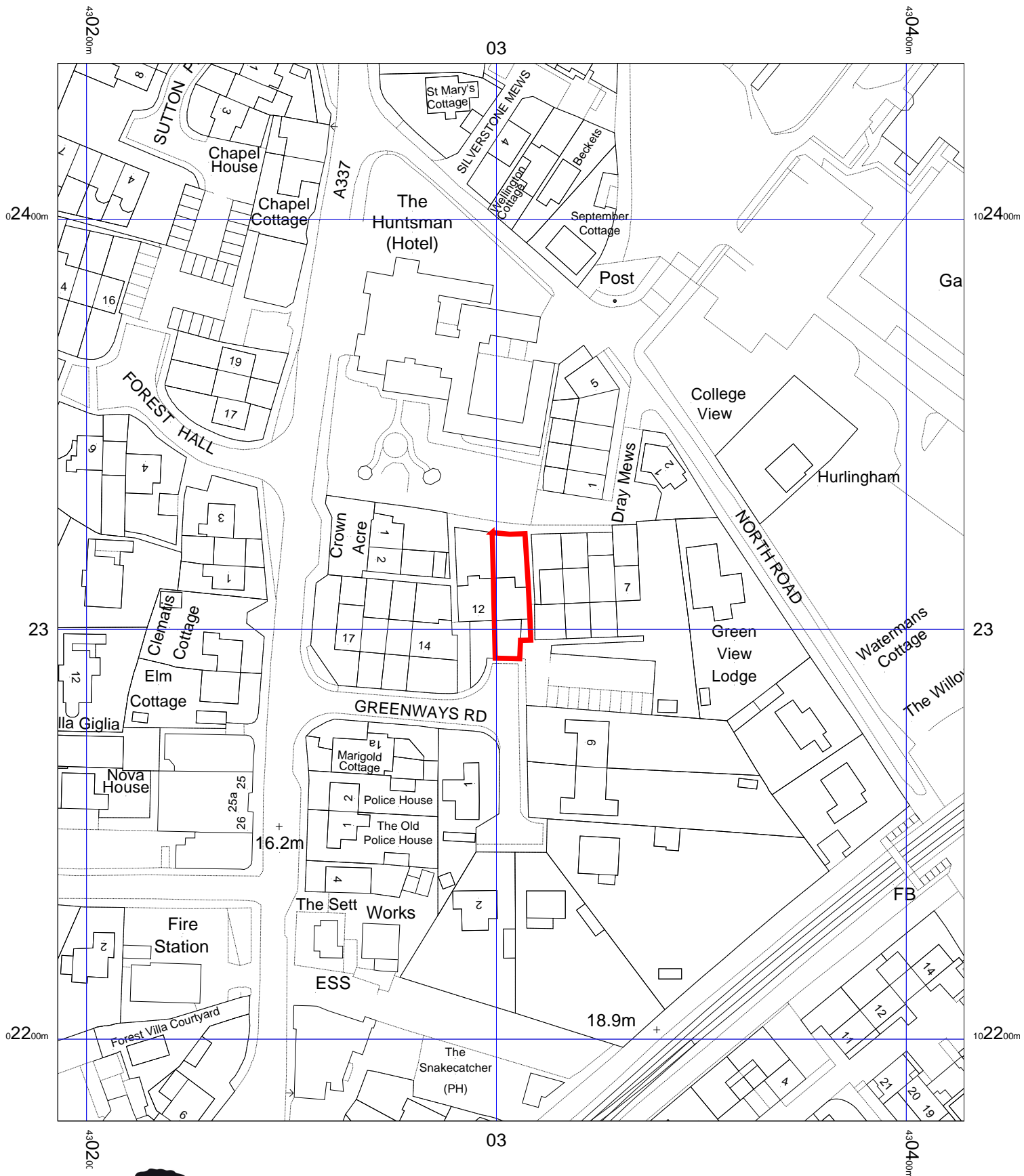
No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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).



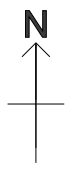
New Forest National Park Authority
 Lymington Town Hall, Avenue Road,
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Tel: 01590 646600 Fax: 01590 646666

Date: 26/07/2023

Ref: 23/00545

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Application No: 23/00616FULL Full Application
Site: 58 Romsey Road, Lyndhurst SO43 7AR
Proposal: Rear dormer roof extension, roof light (Amended Plans)
Applicant: Mr James Gannaway
Case Officer: Ethan Townsend
Parish: Lyndhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council View

2. POLICIES

Development Plan Designations

Conservation Area
 Defined New Forest Village Lyndhurst

Principal Development Plan Policies

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

NPPF

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

Supplementary Planning Documents

Design Guide SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Parish Council: Recommend refusal for the reasons listed:

The reduction in size and design of the rear dormer is welcomed. However, all other matters appertaining to the parish council’s previous recommendation for refusal remain. The revised proposed extended floor

area is now greater at 107m² which remains contrary to DP36 and so is unacceptable. Insufficient parking is available at the premises for the potential occupancy and, contrary to the information in the supporting documentation, there is not an abundance of on street parking available in the locality as the area in question is used to capacity by residents. Although reduced in size, the proposed rear dormer would result in an adverse effect on neighbour amenity through overlooking.

5. **CONSULTEES**

Building Design and Conservation Area Officer: No objections

6. **REPRESENTATIONS**

Four comments of objection have been received from neighbouring properties, raising the following:

- Overdevelopment of the plot;
- Use as a holiday let;
- Noise nuisance;
- Loss of privacy/ overlooking; and
- Impact upon the roofline.

7. **RELEVANT HISTORY**

Addition of toilet accommodation. (NFDC/85/29968) granted on 06 September 1985

8. **ASSESSMENT**

Application Site

- 8.1 The application site comprises a semi-detached property located in the defined New Forest village of Lyndhurst. The property is located within the Lyndhurst Conservation Area. The dwelling was constructed in the 1980s and its elevations are comprised of brick with plain tile hanging whilst the roof is comprised of concrete pantiles. Parking for the property is located to the rear of the site.

Proposed Development

- 8.2 The application seeks planning consent to install a dormer window in the roof space of the east elevation. Two rooflights would be inserted into the roof: one on the east elevation and one on the west. The dormer would be made of lead whilst the window would match the existing dwellinghouse. The proposal would add 23.5 square metres of habitable floorspace in the roof.

Consideration

- 8.3 The relevant considerations relate to compliance with Policy DP36; the impact of the proposed development upon the dwelling, its curtilage and the conservation area; and the impact upon neighbour amenity.

- 8.4 The property has been previously extended. In 1985 permission was granted for a ground floor toilet to the front of the property under application NFDC/85/29968. Discounting the ground floor toilet, the existing floorspace plans indicate that the property had a floorspace of 81 square metres on 1st July 1982. Therefore, the property is not a small dwelling. As the property is not a small dwelling and lies within the defined village of Lyndhurst, there is no floorspace restriction. However, Policy DP36 requires extensions to be appropriate to the plot and its curtilage. The proposal would not extend the footprint of the property outwards and the dormer has been reduced in size to be appropriate to the dwelling and its curtilage.
- 8.5 Policy SP16 requires proposals to not harm the special interest, character or appearance of a conservation area and Policy DP18 seeks development of high design standards. The Authority's Building Design and Conservation Area Officer has been consulted on the application and has no objections to the amended proposal. Amended plans have been received that have reduced the size of the dormer, so that it is modest in depth, and just as wide as the proposed window. The proposed dormer window would comply with the Authority's Design Guidance on dormer windows. The use of lead to line the sides and roof gives the dormer a more traditional appearance and reduces the bulk of the dormer. Overall, the design of the dormer window is considered to be appropriate. Whilst the proposal would not be largely visible from the street scene due to its positioning on the rear elevation, it is still set within a conservation area, where development should preserve the character of that area. Given that the dormer window adheres to the Authority's Design Guidance, by virtue of its modest size, width, and scale, and it is comprised of appropriate materials, it is not considered that the proposal would result in harm to the character or appearance of the conservation area. Neither the dormer window nor the proposed roof lights would appear incongruous with the surrounding roofscape. The neighbouring property (56 Romsey Road) features roof lights within their roof and therefore the introduction of two roof lights on this property would not appear out of keeping. The proposal is considered to accord with Policies SP16 and SP17.
- 8.6 Concerns have been raised regarding the use of the property and issues with parking. It is recognised that the property is being used as a holiday let, however, the use of the property as a holiday let does not require permission. The focus of this application is on the addition of the proposed dormer. The proposed floorplans indicate that there would not be a net increase in bedrooms at the property; the property would remain a three bed dwellinghouse. Given that the number of bedrooms is remaining the same, it is not considered that there would be an adverse increase in the levels of traffic/parking that the site currently experiences. There are two parking spaces located to the rear of the dwellinghouse that are associated with this house. The provision of parking would comply with the Authority's parking standards for a house of this size.
- 8.7 Concerns have also been raised with regards to overlooking and loss of privacy by the neighbouring properties 1 Racecourse View and 56 Romsey Road. The private amenity space at 1 Racecourse View is

located over 20 metres from this proposed dormer window. The existing first floor level windows already result in glimpses into this property's amenity space. There would be a level of additional overlooking into the amenity space located closest to 58 Romsey Road, however, this neighbouring property would still retain a suitable amount of amenity space that would remain private (which is set closer to the house). Whilst the proposed dormer window would result in overlooking into the private amenity space at number 56, this pair of semi-detached properties already present a high degree of overlooking due to their respective first floor level windows, therefore, the proposed dormer window is not considered to exacerbate the current levels of overlooking into the neighbouring properties garden to an unacceptable degree.

Conclusion

- 8.8 It is recommended that planning permission should be granted subject to conditions as the proposal would comply with Policies DP2, DP18 and SP16 of the adopted 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.

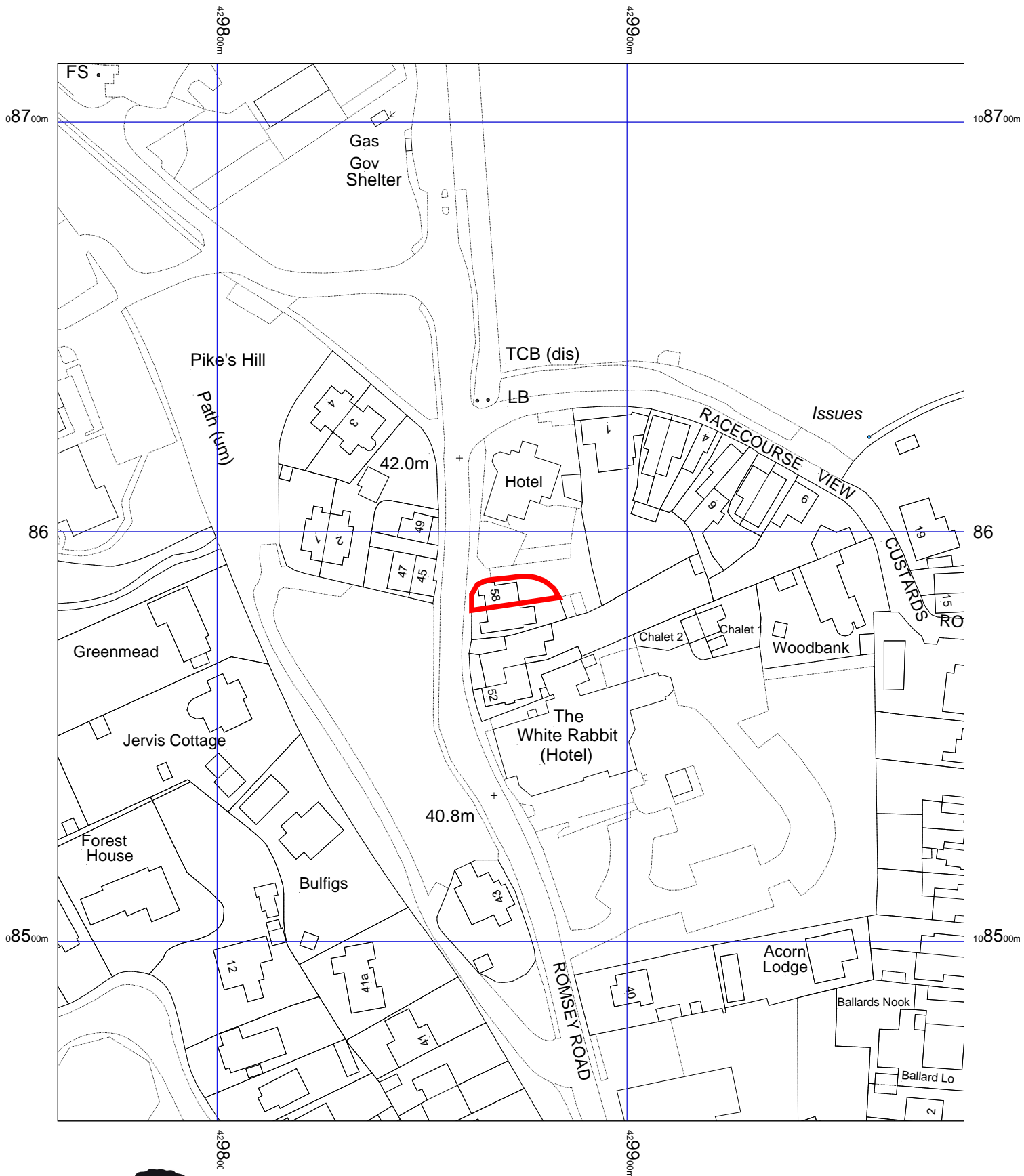
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Development shall only be carried out in accordance with drawing nos: 8226/01b, 8226/P06a, and 8226/P07b. 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. The external facing materials to be used in the development shall be as stated on the application form and drawings hereby approved, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the New Forest National Park Local Plan (2016 - 2036) (adopted August 2019)



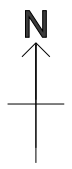
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