

Application No: 23/01083FULL Full Application

Site: Aston Villa, Butts Lane, Brockenhurst SO42 7TE

Proposal: One, two & three storey extensions

Applicant: Mr & Mrs Hargrave

Case Officer: Julie Blake

Parish: Brockenhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Defined New Forest Village Brockenhurst

Principal Development Plan Policies

DP2 General development principles

DP18 Design principles

DP34 Residential character of the Defined Villages

DP36 Extensions to dwellings

SP15 Tranquillity

SP16 The historic and built environment

SP17 Local distinctiveness

NPPF

Sec 2 - Achieving sustainable development

Sec 15 - Conserving and enhancing the natural environment

Sec 16 - Conserving and enhancing the historic environment

Supplementary Planning Documents

Design Guide SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Brockenhurst PC: Option 4. Recommend refusal for the reasons listed below:

The side extension is detrimental to the visual aspect of properties in the conservation area.

Revised comments received after amended plans:

No issue with the rear extensions; however, original comment remains:
Option 4. Recommend refusal for the reasons listed below:

The side extension is detrimental to the visual aspect of properties in the conservation area.

5. CONSULTEEES

Building Design and Conservation Officer: Support subject to conditions

6. REPRESENTATIONS

One response of comment:

- Concerns about the initial description incorrectly describing the proposal; and
- Heritage document describing the extension as 'modest' considered to be inaccurate given that the proposal extends all three floors of the dwelling and extends to its side.

7. RELEVANT HISTORY

Replacement single storey rear extension; rooflight (15/00863) granted on 20 January 2016

8. ASSESSMENT

Application Site

8.1 Aston Villa is a three storey, detached Victorian dwelling which has undergone previous extension and alterations. The surrounding area is rural in character but also contains residential development of varying ages, sizes, materials and architectural styles. The property is sited within the Brockenhurst Conservation Area and the defined village. The site also lies within Environment Agency Flood Zones 2 and 3.

Proposed Development

8.2 The application seeks planning permission for a one, two and three storey rear extension. A single storey to the southeast side would allow the existing kitchen and coat room to be extended and include three rooflights. The extensions to the first and second floors would create an en-suite and enlarge the existing bedrooms. The application description was amended and readvertised before the initial site visit.

Consideration

- 8.3 The key issues under consideration are whether the proposal would comply with Policies DP34 and DP36, the impact of the design on the dwelling and its curtilage, the potential impact on the character and appearance of the surrounding area and any impacts on neighbouring amenity.
- 8.4 As set out in the adopted Local Plan, Policy DP34 seeks to ensure the conservation and enhancement of the built heritage of the defined villages; development proposals within the villages must be informed by consideration of the character of the local area. There are no alterations proposed to the front of the property therefore the dwelling will retain all the important architectural features that gives it its distinctive characteristic appearance. Although the roof of the single storey side extension would be visible by approximately 1.6m above the existing fence at its highest point, there is an existing garden shed already in-situ. Its roof is already visible from the street scene. The proposed flue would be installed in the same location as the current black drainpipes, and both are set back on the respective side walls. The addition of a condition to ensure they are coloured black to reduce their visual appearance would be reasonable. It is considered that the single storey extension would be predominantly obscured by the existing front and side fences and that the partial visibility of its roof, along with both flues would not be overly obtrusive and that visual harm would be negligible in these circumstances. The proposal is considered to comply with Policy DP34.
- 8.5 Policy DP36, requires extensions to be appropriate to the dwelling and its curtilage. The property is not small dwelling and is within the defined village of Brockenhurst therefore is not subject to the 30% floorspace limitations set out in Policy DP36. Aston Villa has already been subject to previous alterations including a single storey rear extension. The rear extensions now proposed at all floors would extend into the garden by 2m to the same extent as the existing single storey flat roof extension. The single storey side extension would also extend by 2m. Cumulatively the proposal would result in approximately 45.7sqm of additional internal floorspace over all floors.
- 8.6 The design of the modest rear extensions is proportionate in scale and is in keeping with the existing dwelling. The proposed appearance would not be dissimilar to that of the existing rear elevation as the extensions are set back within the site. The ridge height has been kept the same and the width of the rear would only be increased at the ground floor to accommodate the single storey extension. Whilst a pitched roof may be preferable, in this instance the single storey rear extension currently has a flat roof, therefore it would not be appropriate to request a change to the proposed roof form. The side extension would be of a modest size and subservient

to the dwelling. It would extend the current kitchen area and provide a small cloakroom. The materials to be used would match the red brick, natural slate roof and white uPVC of the existing dwelling and would be in keeping with the character of the surrounding conservation area. Overall, the design of the extensions would be sympathetic to the dwelling and its curtilage and would not result in overdevelopment. As the extensions would be constructed to the rear and side of the dwelling there would be minimal visual impact on the surrounding area. It is for this reason that the development would not have a detrimental impact on the conservation area or its wider surroundings. The proposal is considered to comply with Policies DP18, DP36, SP16 and SP17.

8.7 Concerns regarding the initial description of work being incorrectly described had been addressed by the time of the initial site visit and corrected notifications had been issued. No concerns were raised by the neighbouring properties regarding overlooking or loss of light, however, an additional plan was requested to assess the 45 Degree Rule, and the likelihood of the development causing overshadowing. Drawn from the centre of the nearest window of the adjoining property most likely to be affected, it has been established that the extension does not go beyond the line of the 45-degree angle. Therefore the rear extension would not result in over bearing or loss of daylight to the adjoining neighbours.

8.8 The Authority's Conservation Officer noted that the proposals sound on paper quite extensive. However, notes that these additions are modest extensions for the property, which are for the most part located to the rear of the house. Moreover, that the additions would be proportionate and sympathetic to the house and the street scene within the village conservation area. A condition to approve the proposed bricks and slates before commencement has been requested and is considered to be appropriate.

Conclusion

8.9 The property is within the defined village therefore floorspace limitations do not apply. The extensions and alterations are in keeping with the character of the dwelling and are predominately to the rear of the property. Overall, the majority of the development would be obscured from the street scene and the proposals would be sympathetic to the dwelling, street scene and conservation area. The proposal is therefore in accordance with Policies DP2, SP17, DP18, DP34 and DP36 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 external facing materials to be used in the development shall match those used on the existing building, 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 adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

3. Development shall only be carried out in accordance with drawing nos: 10122 PL 01 Rev A, 10122 PL 02, 10122 PL 03A. 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).

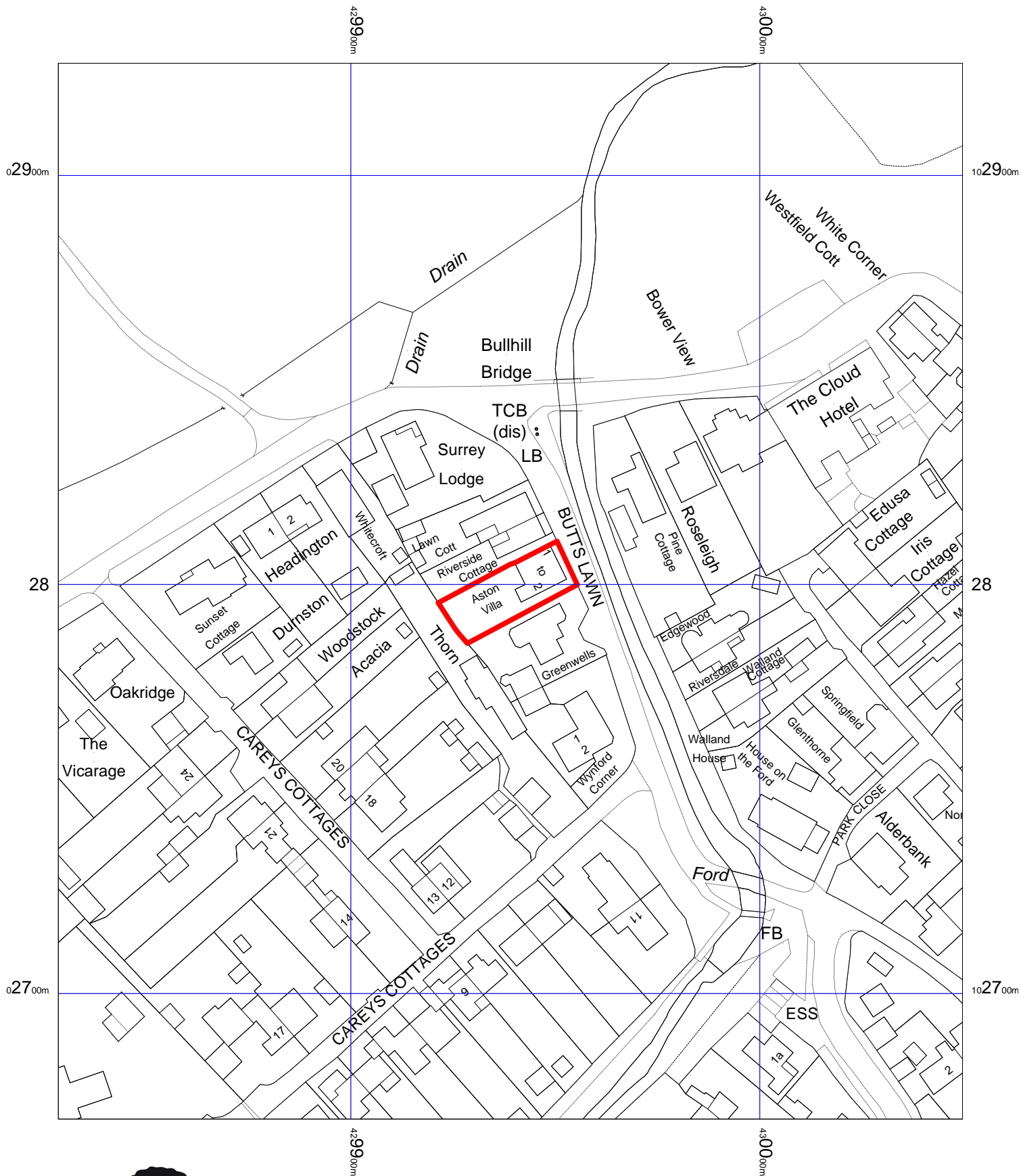
4. Unless otherwise first agreed in writing by the New Forest National Park Authority, the flues shall be black in colour and no cap or cowl fitted to the flue that would impede the upward vertical flow of emissions.

Reason: to ensure the acceptable appearance of the development in accordance with Policies DP2, SP16, SP17 and DP18 of the New Forest National Park Authority Local Plan (adopted 2019)

5. 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

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