

**Application No:** 23/00741FULL Full Application

**Site:** Broad Acre, Sway Road, Brockenhurst, Brockenhurst, SO42 7SG

**Proposal:** Single-storey first floor extension; cladding; 1no. shepherd's hut for purposes ancillary/incidental to the dwelling

**Applicant:** Mr & Mrs Bell

**Case Officer:** Liz Marsden

**Parish:** Brockenhurst Parish Council

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary Parish Council View

**2. POLICIES**

**Development Plan Designations**

Defined New Forest Village Brockenhurst

**Principal Development Plan Policies**

SP15 Tranquillity

SP17 Local distinctiveness

DP2 General development principles

DP18 Design principles

DP36 Extensions to dwellings

DP37 Outbuildings

DP34 Residential character of the Defined Villages

**NPPF**

Sec 12 - Achieving well-designed and beautiful places

Sec 15 - Conserving and enhancing the natural environment

**3. MEMBER COMMENTS**

None received

**4. PARISH COUNCIL COMMENTS**

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

- The character and appearance are not in keeping with the street scene.
- Detrimental impact on neighbours' visual amenity.

## **5. CONSULTEEES**

Tree Officer: No objection subject to condition

## **6. REPRESENTATIONS**

None received.

## **7. RELEVANT HISTORY**

Single storey front extension with pitched roof (12/97832) granted on 01 November 2012

One and two storey side extension; Pitched roof over existing garage;  
Single storey rear extension; Single storey front extension under existing canopy (08/93233) granted on 11 September 2008

## **8. ASSESSMENT**

### **Application Site**

- 8.1 Broad Acre is a detached two-storey dwelling set back from Sway Road in a large garden, the rear garden of which is bounded by the railway. There are numerous mature trees along the road frontage of the site and further trees and tall hedges along the other boundaries. The site is within the defined New Forest village of Brockenhurst, this part of which is characterised by detached dwellings in spacious plots.

### **Proposed Development**

- 8.2 The application seeks consent for an extension at first floor level, over an existing flat roofed garage to the south side of the dwelling. It is also proposed to locate a shepherd's hut in the northern part of the garden. The key considerations are:
- The implications for Policy DP36 in terms of floorspace.
  - Whether the design is appropriate to the property and its curtilage.
  - Any impact on the character and appearance of the surrounding area.
  - Any impact on neighbour amenity.
  - Any impact on trees.

### **Consideration**

- 8.3 The property has been extended previously but is not a small dwelling and is located within the defined village boundary where the size limitations of Policy DP36 are not applicable.

- 8.4 In terms of design, the extension would be located over an attached flat-roofed garage to the side of the house and is similar in appearance to the existing house, with materials to match, though a more contemporary element is introduced by the use of timber cladding on the front and rear elevations rather than the dark brown tile hanging that characterises the existing house. The overall impact of the alterations would not be out of keeping with or detrimental to the character and appearance of the property. The proposed shepherd's hut would be set to the north of the house, against a backdrop of trees and, given the large size of the garden, can be accommodated without detriment to the spacious character of the property.
- 8.5 The extension to the house at first floor level would make the width of the frontage more apparent. However, it is set over 30m from the road and screened by trees along the front of the property and would not be unduly intrusive in the streetscene or detrimental to the character and appearance of the surrounding area.
- 8.6 The properties in this part of Sway Road are widely spaced and the extension would be around 17m from the boundary with the neighbour to the south. There are to be no windows in the southern elevation and the proposal would not therefore result in an adverse impact on neighbour amenity through loss of light, outlook or privacy.
- 8.7 A comprehensive ecological survey has been undertaken and identifies the presence of bat roosts within the dwelling and that a European Protected Species licence will be required. The Authority must therefore be satisfied that the three tests for obtaining such a licence would be met. The first and second tests relate to the work being in the public interest (this is met by its being in compliance with adopted Policy) and there being no satisfactory alternative (the development is the appropriate means of meeting the homeowners' requirements). The third test relates to the maintenance of the conservation status of the population of protected species. It is confirmed that, providing the works are carried out in accordance with the recommendations of the ecology report and the requirements of a licence, this test is capable of being met. Conditions to secure the recommendations of the ecological report and requiring a post development report to be submitted to the Authority are appropriate. The report also sets out enhancement measures to be undertaken which, subject to their implementation, which can be controlled by means of appropriate conditions, will improve the biodiversity of the area. The proposed development would therefore be in accordance with Policy SP6.
- 8.8 No plans or elevations of the shepherd's hut have been provided, but providing that it is used for purposes ancillary to that of the dwellinghouse, and meets the definition of a caravan, it would not ordinarily comprise development requiring planning permission. The existing trees would effectively screen the shepherd's hut. It would be in the region of 12m from

the northern boundary and about 50m from the dwelling on the adjacent plot from which it would be screened by a belt of mature trees.

- 8.9 There are trees in the vicinity of the shepherd's hut location and a tree survey has been submitted with the application. This confirms that the base for the hut would be a no-dig cellular confinement system, which can be used within the root protection area of trees. The Authority's Tree Officer has confirmed that there is no objection to the proposal on tree grounds.

## **Conclusion**

- 8.10 The proposed development is capable of being accommodated on the site without adverse impact on the character and appearance of the dwelling, the surrounding area, neighbour amenity or ecology and is therefore in accordance with Policies DP2, SP6, SP17, DP18 and DP36 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 plan PL AB0104/2022, received 01/10/2024. 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 proposed cladding 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).

4. Prior to siting of the shepherd's hut on the site, exact details of the shepherd's hut shall be submitted to and approved in writing by the New Forest National Park Authority.

The shepherd's hut shall accord with the details approved.

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

5. The shepherd's hut the subject of this permission shall only be used for purposes incidental or ancillary to the dwelling on the site and shall not be used for any commercial purposes or as a separate unit of accommodation.

Reason: To protect the character and appearance of the area in accordance with Policy DP34 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

6. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement.

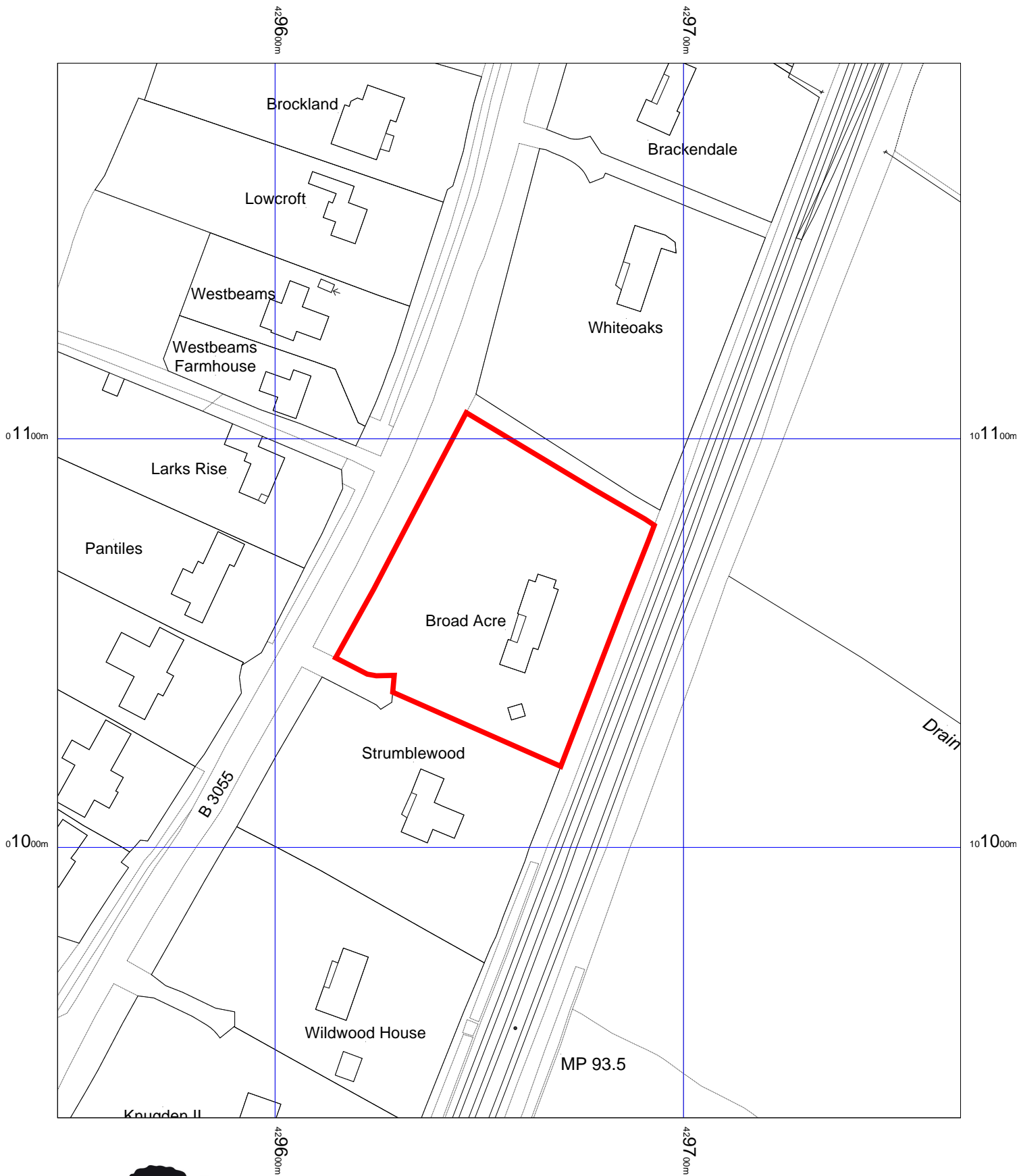
Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

7. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the Preliminary Roost Assessment, Nesting Birds and Bat Activity Survey Report (ABR Ecology, dated 24/09/2024) hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

8. Within three months of the completion of the development the ecological mitigation and enhancement measures shall be inspected by the Ecologist to ensure that they are functional and in accordance with the requirements of the submitted reports. Written confirmation of these measures shall be provided to the Local Planning Authority.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

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