

Application No: 24/00504FULL Full Application

Site: Applegarth, 4 Rhinefield Close, Brockenhurst SO42 7SU

Proposal: Replacement gate

Applicant: Mr Addinall

Case Officer: Joshua Dawes

Parish: Brockenhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Defined New Forest Village Brockenhurst

Local Plan Policies

DP2 General development principles

DP18 Design principles

SP16 The historic and built environment

SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed and beautiful 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 refusal for the reasons listed below:

The application is unsympathetic to the forest.

5. CONSULTTEES

None required.

6. REPRESENTATIONS

Friends of Brockenhurst: Objection on the following grounds:

The application is to replace a 5-bar gate with what appears to be a 1.8m close boarded gate. This will face a public road. Believe that it is 1.8m high from the photo as no details are shown.

If correct regarding the height, it is FoB's policy to object to all such fences/ gates as being out of place in our New Forest village. FoB believes that it is also NFNPA's policy to prevent such fencing.

7. RELEVANT HISTORY

Erect dwelling with attached double garage & access onto Rhinefield Close (NFDC/95/56553) granted on 13 June 1995

Bungalow, attached double garage & access to Rhinefield Close (NFDC/92/50736) granted on 09 November 1992

Erection of a house and double garage and new access. (NFDC/88/36884) refused on 26 March 1988

Erection of a dwelling (existing garages to be demolished). (NFDC/85/30222) refused on 18 November 1985

Erection of a dwelling with construction of a vehicular access. (NFDC/85/29240) refused on 19 June 1985

8. ASSESSMENT

Application Site

- 8.1 Applegarth, 4 Rhinefield Close is a chalet bungalow sited within a triangular plot at the entrance of Rhinefield Close, within the boundaries of the defined New Forest village of Brockenhurst. The site is bordered by other residential properties to the south and west. The site is enclosed with a large hedge, shrubbery and an existing timber five bar gate with tall brick piers providing access to the highway.

Proposed Development

- 8.2 This application seeks planning permission for a 1.8-metre high close boarded timber security gate to replace the existing five bar timber gate which would sit within two existing brick piers. The design was originally comprised of fully solid timber panels. However, amended plans have since been submitted which incorporate a more permeable design and appearance to the upper section of the gate.

Consideration

- 8.3 The key consideration in this case relates to whether the design, scale, size and materials of the proposed development are appropriate in relation to the character and appearance of the dwelling and the local area.
- 8.4 The original proposal consisted of a fully close boarded gate. Following the guidance within paragraph 7.18 of the New Forest National Park Design Guide SPD, gate posts and entrance gates should reflect the scale and design of the dwelling they are to serve whilst respecting the character of the existing street scene. Tall solid timber gates can be considered inappropriate and overly suburban, resulting in a negative impact upon the character and appearance of the area. In this case, amendments were requested in respect of the design of the gate to ensure a degree of permeability and revised plans were subsequently submitted showing an alteration to the upper section of the gate adding alternating gaps. This revised design would be more in keeping with the dwelling and surrounding area. The proposal would not impact on the existing hedges which comprise a large proportion of the boundary treatment at the property and which would remain. In this context, it is considered that, following paragraph 7.18 of the Design Guide, the proposed design would be acceptable.
- 8.5 The surrounding area is mostly residential in character. Being located outside the conservation area most of the close appears to have been built within the 1980s, with a more contemporary red brick with tile roof design. The properties directly adjacent to the site are all set in relatively large plots of land for the area and are sizeable in relation to those located further within Rhinefield Close. Multiple properties in the locality have tall fences, gates, hedges or other boundary treatments with some also consisting of tall close boarded gates. The proposal is located outside of the conservation area but would be visible at a distance, set between the existing hedgerow boundaries. Whilst the concerns of the Parish Council and FoB are noted, overall it is considered that the proposal, as amended, is acceptable in relation to the existing street scene.

Conclusion

- 8.6 The proposal is to replace an existing gate. The design of the amended proposal in combination with the host property's setting in the local area is considered to be acceptable under Policies DP2, DP18, SP16 and SP17 of the adopted Local Plan. It is recommended that permission is granted subject to conditions.

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.

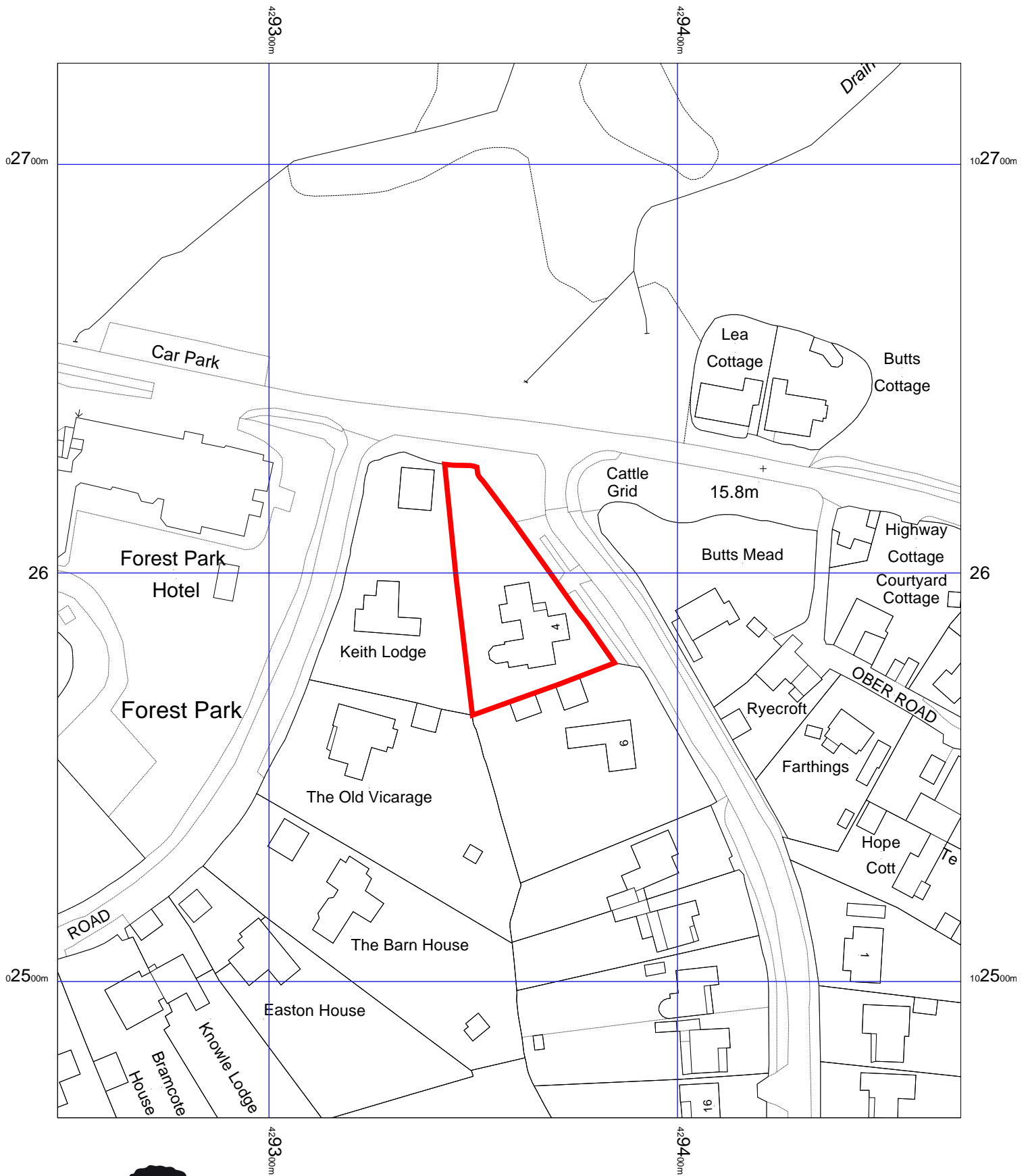
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Development shall only be carried out in accordance with ARC-PL-201 Rev A and ARC-PL-202 Rev B. 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 adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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Date: 06/08/2024

Ref: 24/00504FULL

Scale: 1:1250

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