

Application No: 24/01403FULL Full Application

Site: Church Lane House, Church Lane, Brockenhurst SO42 7UB

Proposal: Single storey rear extension; new front porch; re-locate porch; car port; outbuilding; roof alterations; dormer window; external alterations

Applicant: Mr & Mrs Smith

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
SP16 The historic and built environment
SP17 Local distinctiveness

NPPF

Sec 12 - Achieving well-designed places
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 Parish Council: Recommend refusal for the reasons listed below:

- Detrimental visual impact of the proposed car port and gym structures.

- Corrugated roof on proposed car port.

5. CONSULTTEES

Tree Officer: No objections subject to condition.

6. REPRESENTATIONS

None received

7. RELEVANT HISTORY

Application for a Certificate of Lawful Development for proposed single storey rear extension (24/01120LDCP) approved on 6 February 2025.

Two storey extension; roof alterations (revision to planning permission 86558) (07/91492) granted on 15 June 2007

Dormers to form rooms in roof; two-storey extension (05/86558) granted on 19 January 2006

Dormers to form rooms in roof; two-storey extension (05/84296) refused on 09 May 2005

Ground floor extension and alterations (NFDC/95/56441) granted on 27 April 1995

Addition with dormers, room in roof and double garage (NFDC/92/50350) granted on 06 August 1992

Single storey extension & double garage (demolish existing annexe/garage) (NFDC/92/49346) granted on 12 March 1992

8. ASSESSMENT

Application Site

8.1 Church Lane House is located close to the junction of Church Lane and the main A337. The dwelling is an attractive traditional cottage although it is not listed and is not classified as a non designated heritage asset. Nor is the property within a conservation area however the house and garden are bounded by the Grade II Listed Brockenhurst Park. The property is situated in some isolation and therefore appears prominent with very few neighbouring properties along the road. It is near to the Tile Barn Activity Centre.

Proposed Development

8.2 This application seeks planning permission for:

- A proposed new oak framed front porch to the main entranceway.
- Addition of a central dormer window.

- Two 'hidden' roof alterations to the 1990s extensions to give head height above staircase, bedroom and corridor.
- Minor changes to the fenestration.
- Add cladding to areas of render and modern brickwork.
- Incidental outbuilding to facilitate a gym.
- Two bay car port to the side of the house.

Consideration

- 8.3 The key considerations are compliance with Policies DP36 and DP37; the design of the extension and its impact on the dwelling, its character and appearance and its curtilage; the impact on the character and appearance of its wider surroundings and the impact on neighbour amenity.
- 8.4 By way of background the dwelling has been subject to previous extensions around the early 1990s. A later application, reference 05/84296 had been refused due to concerns regarding floorspace, subsequently the revised scheme under reference application 05/86558 was granted and a later application for extensions and alterations was granted in 2007. The officer report for application 07/91492/FULL noted that:

'Additions to the cottage have already been approved. An earlier scheme had been refused because it was considered that the floorspace would have exceeded the increase of 30% defined by policy. That permission was later granted was because the applicant was able to show that an earlier, demolished, garage was sufficiently attached to the house in 1982 for it to be regarded as part of the original house for policy purposes. The applicant also submitted measurements to show that the overall increase in size was just over 27%, and these were not queried... the floorspace increase would remain within the 30% limit, based on previous figures.'

- 8.5 The proposal now under consideration would not create additional floorspace and the open porch can reasonably be conditioned to ensure that it would remain open. The new central dormer above the garage would be an appropriate addition, utilising matching joinery in keeping with the older section of the dwelling. The side first floor doors with Juliette balcony replacing a smaller window would take advantage of existing first floor space and would be an appropriate addition to the previously extended area. The use of blackened accoya on the previous extension would not be dissimilar to the black, Arts and Craft style detailing around the dwelling. The proposed plans also include a single storey rear extension which has been confirmed as lawful under application 24/01120LDCP (and so this does not affect the floorspace calculations). It is only included within this application because it is now proposed to add partial cladding which would not be permitted development. In terms of appearance, the cladding would be the same as the proposed adjacent outbuilding and its use would be appropriate as it would cover old and

unsympathetic painted render. The proposals are considered to accord with Policies DP2, DP18 and DP36.

- 8.6 The proposed roof alterations would be barely discernible from outside of the site. The alterations would comprise of a slight increase to the pitch allowing additional height and access above a staircase to the first floor. The proposed roof plan shows this area to be a flat roof including a narrow rooflight. In addition, two small areas of lead roof would allow an increase in head height to a corridor area and an increase to the height of the stepped lead valley is also proposed. The reuse of the clay roofing tiles would be a sustainable way of making the changes and to ensure that the repairs are sympathetic, and the alterations have been designed to be 'hidden' by the bargeboards and detailing disguising new leadwork. In terms of visual impact, the ridge height as seen from the front of the dwelling would have a shallow stepped appearance which would be appropriate to the dwelling.
- 8.7 Amended plans have been received in response to Officer concerns regarding the size of the proposed new porch and potential floorspace issues. The reinstatement of the smaller porch to its original position is no longer proposed and the larger new front porch has been reduced in size and scale. The proposed porch has a more traditional, lighter weight appearance which would be of an appropriate design to the characteristics of the dwelling.
- 8.8 In relation to the proposed outbuilding, its size of the outbuilding would be appropriate to the dwelling. The intended use as a gym is an incidental use. Its orientation would run along the north eastern boundary replacing an existing outbuilding. There is adequate space within the residential curtilage and its modern design would reflect the external rear alterations to the dwelling. This building would not be visible from any public viewpoint outside of the site. The outbuilding would comply with Policy DP37.
- 8.9 An oak framed two bay carport would be constructed in a location already used for parking. It would be a modest timber structure, open at the front and partly at the side with a corrugated roof. Its design is simple and commonly constructed in all parts of the National Park. It would not be visually intrusive as it is screened by well established trees and dense vegetation which obscures the majority of it from the roadside. The proposed carport would accord with Policy DP37.
- 8.10 There would be no harm to neighbouring amenity as the dwelling is set within a rural location and surrounded on all sides by open fields. The proposals would not be visible from the nearest neighbour. The carport is not considered as visually intrusive as it is screened by well established trees and dense vegetation which obscures the majority of it from the roadside. In addition, the proposals would preserve and enhance the setting of

the adjacent listed historic park and garden in accordance with Policy SP16.

- 8.11 The Authority's Tree Officer has reviewed the Arboricultural Development Statement and concluded that there is one good specimen Oak (identified as 1 within the CBA tree survey) which is worthy of retention and protection. The proposed car port is shown beneath the crown spread and within the root protection area which although contrary to BS 5837 recommendations, is unlikely to cause any significant harm with hand dug post holes and a gravel base. There are no important amenity trees shown to be removed except for a small, dead flowering cherry. There is no objection to the proposal on tree grounds, subject to condition.

Conclusion

- 8.12 The proposed extension, porch and dormer windows would not create additional floorspace. The addition of cladding and the roof alterations are in keeping with the dwelling. The proposal would not adversely affect the character and appearance of the neighbour amenity or the wider surrounding area, including heritage assets. The proposed outbuildings would comply with Policy DP37. Permission is therefore recommended 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
Drawings: DAK/CL/01 (Location Plan)
DAK/CL/02 Rev C (Block Plan)
DAK/CL/ 07 Rev C (Proposed Ground Floor Plan)
DAK/CL/08 Rev C (Proposed First Floor Plan)
DAK/CL/09 Rev C (Proposed elevations Part A)
DAK/CL/10 Rev C (Proposed Elevations Part B)
DAK/CL/11 Rev C (Proposed Inset Elevations)
DAK/CL/13 Rev C (Proposed Roof Plan)
DAK/CL/14(Proposed Car Port Plan & Elevations)
DAK/CL/15 (Proposed Gym Plan & Elevations)
DAK/CL/16 (Proposed Section Through).

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).

4. The outbuildings 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).

5. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

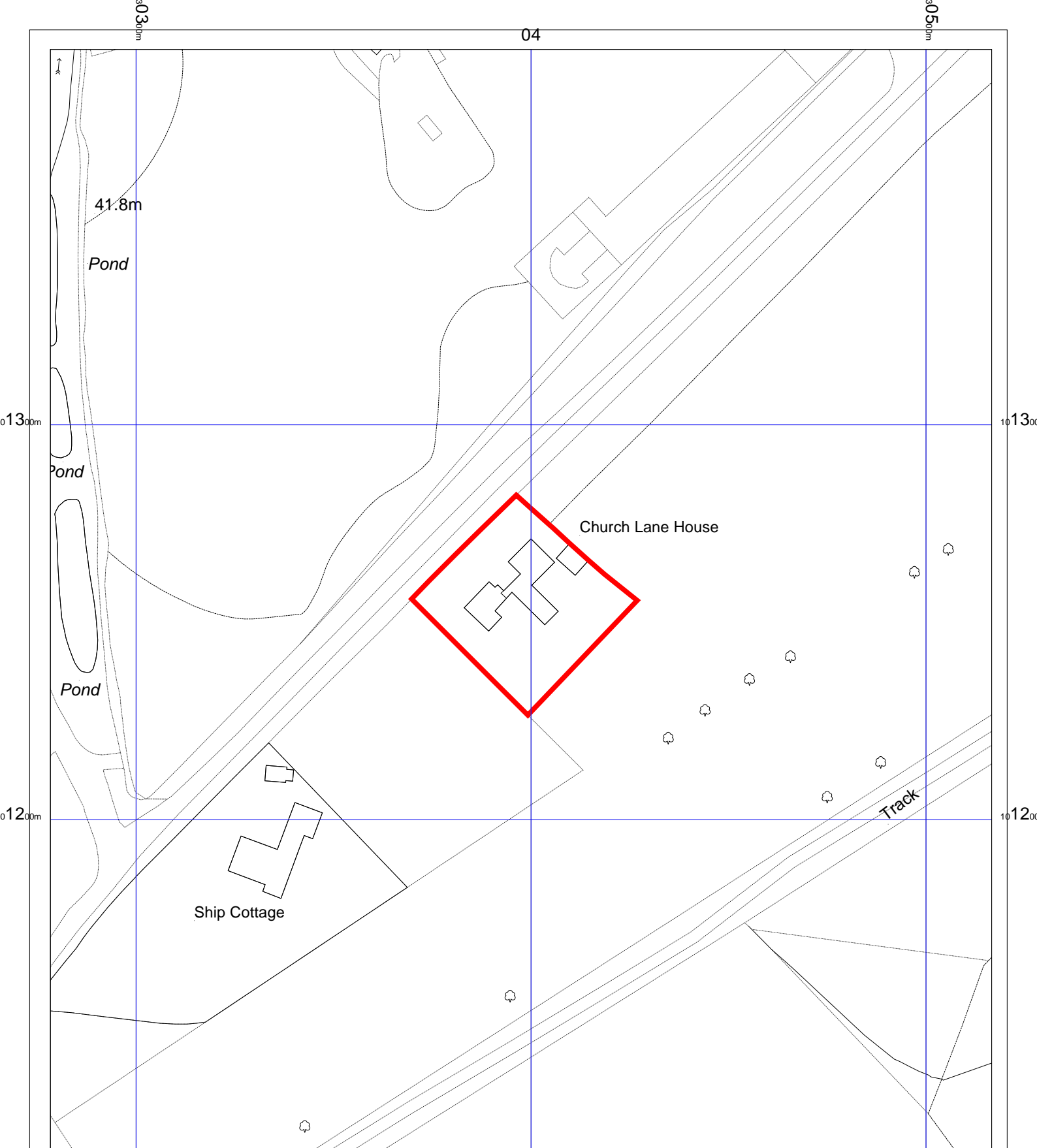
Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

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/the recommendations as set out in BS5837:2012.

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. The open-sided porch area upon the front elevation shall at no point be in-filled or incorporated into the main dwellinghouse.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



**NEW FOREST
NATIONAL PARK**

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