

Application No: 24/00258FULL Full Application

Site: 10 Forest Glade Close, Brockenhurst SO42 7QY

Proposal: Two storey extension; single storey extensions; porch; cladding; alterations to doors and windows; solar panels; raised terrace (AMENDED DESCRIPTION)

Applicant: Mr R Lloyd

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
Tree Preservation Order

Principal Development Plan Policies

DP2 General development principles
DP12 Flood risk
DP18 Design principles
DP36 Extensions to dwellings
SP6 The natural environment
SP14 Renewable energy
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness

NPPF

Sec 12 - Achieving well-designed places
Sec 14 – Meeting the challenge of climate change, flooding and coastal change
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: Comments in response to amended plans and the applicant's statement addressed to the Parish Council:

Recommend refusal for the reasons listed below:

- Although appreciate that the amended plan address some of the initial concerns, believe that it will not maintain the cohesive design of the Close, largely due to the use of slate roofing materials.
- Also have concerns regarding the plan increasing flooding risk in the locality.

Comments relating to the initial proposal:

Recommend refusal for the reasons listed below:

- The proposal is not in keeping with this estate of one and two storey carefully laid out in the 1980's and having since retained a cohesion in design. The addition of a second floor increases the roof height with the design risking both overlooking of neighbours and being intrusive due to its large size.
- The proposed development materials and finishes are not in concert with those of the other properties and detract from the street scene.
- The site is in close proximity to both the conservation area and the New Forest SSSI protection zone. Have concerns regarding light pollution in view of the large amount of additional glazing.

5. CONSULTEES

Tree Officer: No impact on TPO trees at the front of the property. Support subject to conditions.

Building Design and Conservation Officer: No objection subject to conditions.

6. REPRESENTATIONS

Friends of Brockenhurst: Objections to the initial proposal. Forest Glade Close consists of similarly sized properties. This application is for a substantial expansion of No. 10. So much so that it would overshadow its neighbours and be out of keeping for the area. Have the owners of No. 10 taken soundings from their neighbours? It would appear not.

31 neighbours responded to both the initial proposal and amended plans resulting in 51 letters of objection on the following grounds:

- Overdevelopment of the site.
- Design of the original proposal and of the revised design.
- Proximity of the extension and terrace to adjoining and other neighbouring properties.
- Appropriateness of the proposed building materials (slate roofing, larch timber cladding, white barge boards and grey windows).
- The resulting impact of the use of different materials to those already present in the Close.
- Sustainability concerns regarding replacement roofing materials.
- Overshadowing and loss of sunlight.
- Overbearing.
- Privacy and overlooking into amenity space.
- Effects on mental health and quality of life.
- Impacts on the adjacent North Weirs Conservation Area.
- Impact of the development in terms of harm to the appearance of the 1980s housing development.
- Negative impact on local aesthetic.
- Flooding.
- Lack of details regarding drainage and surface water run off.
- Light pollution.
- Impacts on wildlife.
- Appearance of solar panels.
- Lack of information regarding the location and specification of the air source heat pump and its potential noise generation.
- Traffic, parking issues and damage to verges caused by contractors during construction.
- Forest Glade Close stands out for homogeneity of the properties some 45 years after the original development. This proposal would destroy that.
- The Close is a pristine 1980s development and will be devastated if this application is passed.
- The design is in line with a property designed in 2024 and so would not be out of place in a new development of 2024 houses. However, it does not fit in with a development carried out in the 1980s.
- Enlargement of Forest Glade Close properties over 40 years are sympathetic single storey additions to the rear and side.
- Forest Glade Close is not part of New Forest Drive and what goes on outside of the close should not be a benchmark.
- Forest Glade Close has enjoyed uniformity in building materials except minor variations in colour in order to avoid blandness.
- Approval of this planning application will set a dangerous precedent. It would undermine and contravene the regulations and protections in place regarding development within conservation areas and the destruction of wildlife habitats.

General comments on revised proposal:

- While the applicant has made some modifications, a significant number of the concerns raised in the objections have not been addressed.

- The latest plans show minor improvements compared to the original submission, they still fail to address the primary concern of maintaining the existing street scene.

Other items:

Notification from the applicant was received in late December requesting the inclusion of a statement, initially only intended for Parish Council consideration. This statement now forms part of the application background information. In summary, the statement includes links to the National Planning Policy Framework, New Forest National Park Local Plan Policies, Supplementary Design Guide, Brockenhurst Conservation Area Character Appraisal and Local Government Association – Probity in Planning. It endeavours to give an explanation of the amended proposal and attempts to respond to neighbour concerns. Photographs that accompanied the statement have been uploaded to the website as a separate supporting document.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Application Site

- 8.1 The dwelling is located on the south side of Forest Glade Close within the defined New Forest village of Brockenhurst. The spacious plot on which it sits slopes from the front entrance to rear. The dwelling is brick built, has concrete hanging tiles and a concrete tiled roof. The trees forming the front boundary are subject to a Tree Preservation Order (0098/01) and to the rear of the site is the North Weirs Conservation Area.

Proposed Development

- 8.2 The application seeks permission for mono-pitched single storey rear and front extensions, a two-storey side extension and alterations to the front porch. Concrete roof tiles would be replaced with slate and the clay hanging tiles would be replaced with natural timber weatherboarding. A new path would extend from the front of the dwelling and around its eastern side to meet and create a new terraced seating area. Installation of solar panels are also proposed.

Consideration

- 8.3 The key issues under consideration are the impact of the design on the dwelling and its curtilage, the impact on the wider area, including the conservation area, the impact on neighbouring amenity and the impact on trees and ecology.
- 8.4 The property is not a small dwelling and is located within the

defined village therefore the floor space restrictions contained within Policy DP36 do not apply. However, Policy DP36 permits extensions provided that they are appropriate to the existing dwelling and its curtilage. Amended plans have significantly reduced the proposal and a second bat report was also received.

- 8.5 With regard to the impact on the dwelling, the plot is a spacious one capable of accommodating a larger extension than some of its neighbours and without harming the wider surroundings. The two-storey side extension, single story front and rear extensions would be appropriate to the existing dwelling and its curtilage. In terms of design, the two-storey extension would be a subservient addition with a total footprint of around 32sqm and extending towards the eastern boundary by around 3.5m. The extension at ground floor would provide an extension to the kitchen and provide a utility / boot room and at first floor would provide a bedroom and ensuite. The ridge height of the roof and its eaves would match the existing dwelling. The single storey front extension would extend by 3.5m and be slightly recessed from the two-storey element and would provide an additional 8.5sqm of internal floorspace facilitating a shower room. It would have a mono-pitched roof at a height of around 3.6m, just below the window sill height and eaves to match the existing ones. The eaves would be level with the lower edge of the proposed cladding.
- 8.6 The porch would be slightly enlarged and enclosed by double doors and new glazing. Its mono-pitched roof would match the same style and height as the proposed extension resulting in a well-proportioned frontage. The single storey rear extension would be built on an existing terraced seating area. It would extend by around 3m and would span 11m across the rear wall providing around 29sqm of kitchen/dining and living space. The rest of the rear wall would provide a secluded terrace seating area on its western side. Its roof would be mono-pitched and would attach to the dwelling just below first floor window sill height. The inclusion of three rooflights would allow natural daylight into the living space, glazing and bifold doors would open out onto the new terrace area and into the rear garden. Overall, the proposal is considered to comply with Policy DP36.
- 8.7 In terms of the use of timber cladding, slate roofing and grey window frames, the majority of objections have expressed apprehension about the use of modern materials and have highlighted the current aesthetics of Forest Glade Close. The Design Guide sets out that the New Forest is not characterised by only one or two types of building style or types of local building materials: there are a number of ways the character of the area can be reflected. There is no objection from the Authority's Building Design and Conservation Officer to the proposed materials. Both slates and weatherboarding are traditional facing materials. While these materials would be a departure from the established materiality of the wider estate, the buildings are not of historic or architectural significance and many of the properties

have been altered and extended over the years. The proposed level of glazing on the rear elevation would face onto the garden area and is considered acceptable for the site. Overall, taking into account the context of the site, including its wider context, the amended proposal is considered acceptable in terms of design, size, scale and massing and the proposal would not result in the overdevelopment of the plot. The proposal would accord with Policies DP2, DP18 and SP15 of the adopted Local Plan.

- 8.8 The dwelling itself is not within the conservation area, however, its rear boundary is adjacent to the North Weirs Conservation Area. There is a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area. The Authority's Building Design and Conservation Officer has noted that the position of two sets of terraces behind the dwelling allows 'the rear elevation of 10 Forest Glade Close to be glimpsed from the unmade North Wiers track.' The rear wall of the first-floor extension would be around 26m directly to its boundary, the rear wall of the single storey rear extension would be around 23m and the edge of the terrace would be 19m to the same boundary. The rear garden is very well screened with established shrubs and trees and at the time of both site visits the cottages to the rear were barely visible. Whilst the proposal may be glimpsed from the conservation area, it is considered that the proposal would preserve and enhance the character and appearance of the conservation area in accordance with Policy SP16.
- 8.9 In respect of the impact on neighbour amenity, a number of the objections concentrate on the potential for overbearing and loss of sunlight. The impact on neighbour amenity has been carefully considered. In relation to No.9 Forest Glade Close, it is accepted that the extension will bring the flank wall closer to the boundary, leaving around 3m within the site between the extension and the fence and around 5.5m between the extension wall and the nearest point of No.9. There are no windows on the closest side wall of No.9 facing No.10 and its main bedroom window would be near to 12m away. This window already has a view of the obscured glazed bathroom window of No.10. The view with the proposed development would not be directly into the ensuite window of the two-storey extension, and the main bedroom view of no. 9 would be across the single storey front extension, the existing garage and towards the unchanged front wall of the first floor bedroom of No10.
- 8.10 The proposed first floor window on the east elevation would serve the new ensuite and the door and window at ground floor on this side would serve the utility and boot room. Although likely to be obscured glazing as it the case with the existing first floor window on this side, it would be reasonable to condition that the first floor window be obscured glazed and have restricted opening to eliminate the opportunity for the occupiers to 'lean out'. A small

window on the single storey front extension would serve a shower room so is likely to be obscured glazed and predominantly obscured from the streetscene by the garage. Overall, the proposals would not result in an unacceptable adverse impact on amenity in terms of visual intrusion or overlooking in accordance with Policy DP2.

- 8.11 Shadow tracking throughout various times of the day has been considered. Any additional shadow cast by the extensions would appear not to breach the fenced boundary so is not anticipated to block the sunlight from No.9. There would be no detrimental impact on the side or rear of No. 9 and there would still be an extensive amount of seating area and garden unaffected by extra shading.
- 8.12 The new terrace would provide around 67sq.m of hard surfacing and would replace the existing seating area. It has been described as 'raised' however, the ground levels of the rear garden are not level. The garden slopes away from the dwelling at a slight gradient so, in order for its surface to remain level there would be an element of regrading. Due to its orientation, the rear of the immediate neighbour does not directly face the rear of No.10 and there is already an existing patio seating area present on the highest part of both gardens. An extension to the seating area would be further away from the rear of this dwelling, would continue to be screened by fencing and vegetation and would not have an unacceptable adverse impact on neighbour amenity.
- 8.13 It is accepted that there would be some disruption in terms of noise and traffic within the cul-de-sac during construction. Nonetheless, the development is not large scale. The dwelling has ample parking provision at the front of the property inside of the boundary to accommodate contractors' vehicles and building materials. It would be unreasonable to condition that the contractors park outside of Forest Glade Close as this would not be practical, would impede construction and would not be enforceable. The properties within the close all have adequate space for parking within their own properties therefore unacceptable traffic flow implications, excessive on street parking and parking on roadside verges is not expected.
- 8.14 The dwelling is located in Environment Agency Flood Zone 1 where there is a low probability of fluvial flooding, the proposal comprises "minor extension" and a flood risk assessment is not required. Environment Agency mapping also indicates a very low risk of surface water flooding. Concerns have been raised about flooding and potential drainage issues and the applicant has agreed to carry out a drainage survey. It should be noted that any surface water drainage measures are the remit of Building Control. Misuse of the drainage system by individual parties that lead to problems are not a planning consideration and it would not be possible to sustain an objection on this basis.

- 8.15 Policy SP14 sets out that development proposals for, or incorporating renewable energy generation, other than wind energy will be permitted where they are small-scale and provide energy for individual households or businesses, or for small local community facilities; are located and designed to have minimal visual impact; and do not have adverse impact on the landscape character, heritage assets, natural beauty, wildlife, tranquillity or other special qualities of the National Park.
- 8.16 An array of solar panels would be installed on the rear of the dwelling and have been reduced in number. Positioned on part of the existing and proposed main south facing roof, they would benefit from full solar gain. The proposed solar panels would match those already installed on the adjoining neighbour which are already visible from several gardens within their vicinity including the site itself. The solar panels would meet the criteria set out in Policy SP14 and would provide small scale domestic renewable energy and would improve the energy efficiency of the dwelling. The Authority's Building Design and Conservation Officer has advised that the proposed panels should also be dark coloured, non-reflective and be installed as flush as possible with the roof. This would be controlled by condition.
- 8.17 In terms of impacts on ecology, the Authority's Ecologist noted that two ecology surveys were undertaken by two different competent ecology services. The initial Preliminary Roost Assessment Report was carried out by Hampshire Ecological Services Ltd in April 2024 and a second Bat Emergence Survey was undertaken by LHB Ecology in September 2024. The reports appeared to document different findings, so clarification was sought as to whether the survey undertaken in April had been made available to the second ecologist before the second survey was undertaken in September. Confirmation has been received that this had been the case and that the second survey acknowledged the original findings. The disparity had occurred because of different access points used during survey work due to the external features of the dwelling made some internal area difficult to view directly.
- 8.18 Both reports concluded that the presence of bats had been located within the hanging tiles. As the proposal would result in the damage of a known roost, the Authority must be satisfied that the three tests for obtaining such a licence would be met. The first and second tests relate to overriding public importance (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 conservation status of the populations of protected species. The Authority's Ecologist confirms that if 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. Both reports reached the similar conclusions in terms of recommended mitigation measures, and both

concluded that an appropriate European Protected Species Mitigation Licence but licence is required and can be obtained based upon the findings. The Authority's Ecologist has verbally stated that the Authority would wish to see the mitigation/compensation plan of the Hampshire Ecological Services report implemented as part of any consent to demonstrate accordance with planning policies. Subject to their implementation of the recommended mitigation, which can be controlled by means of appropriate conditions, the proposed development would be in accordance with Policy SP6.

- 8.19 A Tree Preservation Order protects a group of trees at the front of the dwelling and the development poses no harm to them. The Authority's Tree Officer has no objection subject to conditions relating to tree protection measures.

Conclusion

- 8.20 The property is within the defined village and is not a small dwelling therefore floor space limitations do not apply. The proposal would be appropriate to the dwelling, its curtilage and the local area, in respect of its design, scale, height and massing and would not result in overdevelopment of the site. The proposal presents no adverse impact on the neighbouring amenity and ecological impacts have been addressed. The proposal is therefore in accordance with Policies DP2, DP12, DP18, DP36, SP6, SP14, SP15, SP16 and SP17 of the adopted Local Plan and the NPPF.

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:

2310_001 Rev B (Location Plan)
2310_002 Rev B (Proposed Site Plan)
2310_020 Rev C (Proposed Ground Floor Plan)
2310_021 Rev C (Proposed First Floor Plan)
2310_022 Rev C (Proposed Second Floor Plan)
2310_023 Rev C (Proposed Roof Plan)
2310_024 Rev E (Proposed Front Elevations)
2310_025 Rev E (Proposed Side Elevations)
2310_026 Rev E (Proposed Rear Elevation & Section plan)

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 and solar panel specification 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 first floor window on the east elevation hereby approved shall at all times be obscurely glazed with restricted opening (100mm restrictors).

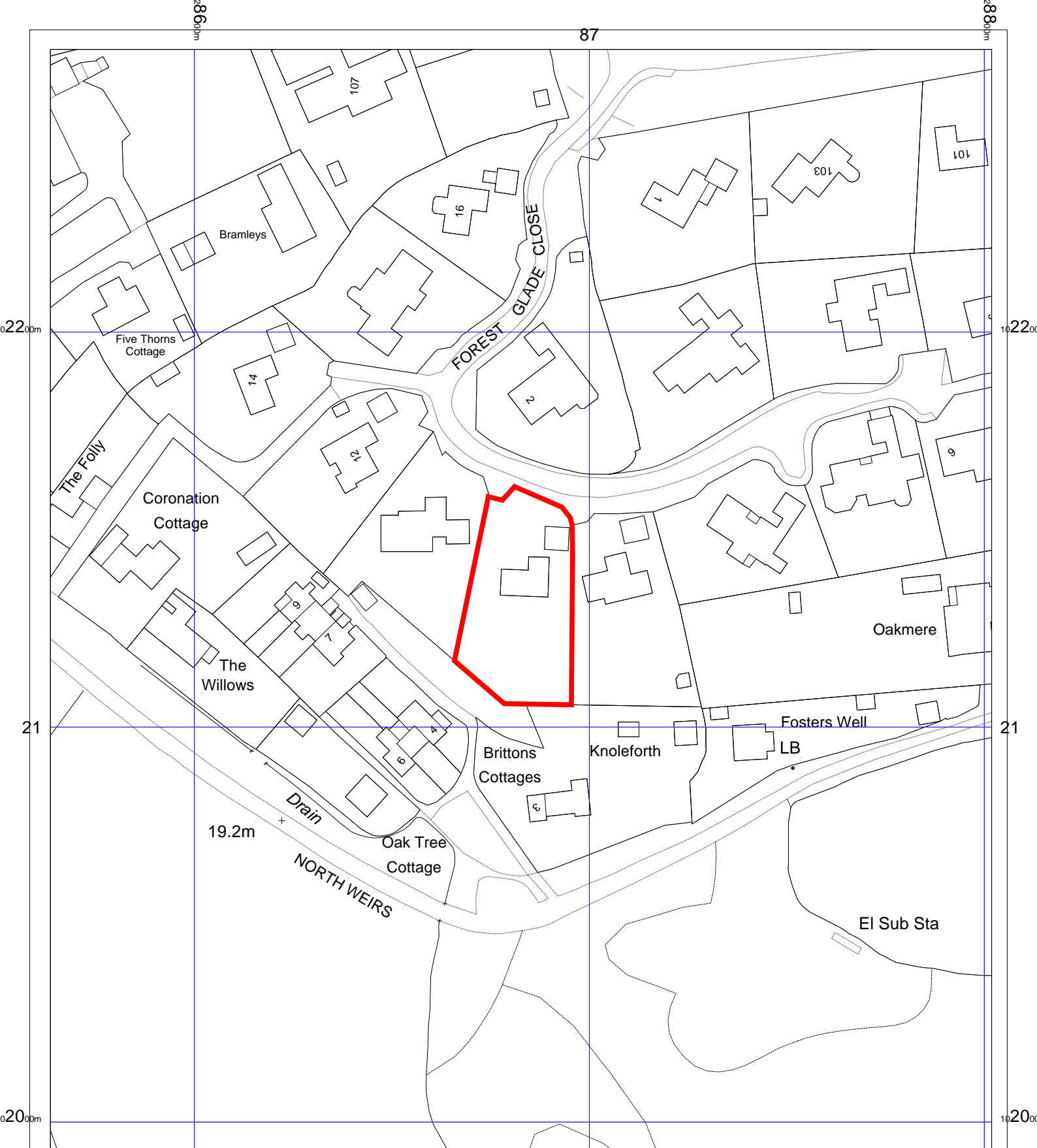
Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. 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 Hampshire Ecological Survey report (Dated April 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).

6. 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).



**NEW FOREST
NATIONAL PARK**

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