

Application No: 24/01453FULL Full Application

Site: Moor Cottage, Setley Lane, Setley, Brockenhurst SO42 7UG

Proposal: Single storey side extension; demolition of existing conservatory

Applicant: Ms J Maybank

Case Officer: Joshua Dawes

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

SP6 The natural environment

SP15 Tranquillity

SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed 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:

Concerns for light pollution in opposition to the Local Plan Dark Skies Policy, specifically onto the open forest.

Proposed cladding materials and flat roof not in keeping with the existing dwelling and locality.

5. CONSULTTEES

None required.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Application Site

- 8.1 Moor Cottage is a two-storey detached dwelling constructed of red brick with a slate roof located to the south of Setley Lodge and east of the Filly Inn. The land to the south of the site is designated as SSSI, SPA, SAC and Ramsar.

Proposed Development

- 8.2 This application seeks planning permission for a single storey extension to replace the existing conservatory. The proposed extension would be timber clad with floor length bifold doors on the south and east elevations. The proposed flat roof material would be single ply membrane with flat rooflights. The proposed overall floorspace of the property would see a reduction of 2 square metres.

Consideration

- 8.3 The key considerations in this case relate to Policy DP36; the impact of the proposed design on the character and appearance of the dwelling, its curtilage and the surrounding area; any impacts on neighbouring amenity; and the impact on ecology.
- 8.4 The dwelling is located outside of the defined New Forest village boundary and is not a small dwelling, therefore the 30% floor space constraints contained within Policy DP36 apply. The proposed extension would result in a decrease in the total habitable floor area of 2 square metres. There would be no conflict with Policy DP36 in this respect. Policy DP36 also requires the extension to be appropriate to the existing dwelling and its curtilage. The proposed extension would be 3 metres in height compared to the existing conservatory which has a 2.75 metre ridge height. The extension would be sited largely in the same location as the existing conservatory. This would not result in a significant change in the overall built form of the dwelling. The

extension would be single storey and would not appear inappropriate to the dwelling. As such, the proposed extension is considered to adhere to Policy DP36.

- 8.5 The proposed design of the extension is very simple, being of a rectangular shape with a number of bifold doors. However, this is not considered to detract from the character or appearance of the dwelling or the surroundings due to its position and overall scale and simple form. It is also noted that this proposal would replace an existing conservatory of a standard design. The proposed extension would be constructed with locally sourced Oak timber cladding, which is supported by the Authority's Design Guide as a traditional material. The use of a single ply membrane flat roof is a more contemporary material.
- 8.6 In terms of the impact on neighbouring amenity, given the single storey nature of the proposal, the vegetated boundary treatment and the separation distances, there would be no impact on neighbouring amenity in terms of overlooking, shading or visual intrusion impacts in accordance with Policy DP2.
- 8.7 The Parish Council have raised concerns relating to light pollution onto the open forest which is considered under Policy SP15. The proposed extension would replace a fully glazed conservatory with obscured roofing, with an extension which would have glazed bifold doors and a solid roof with rooflights. The level of glazing provided by the existing conservatory is far higher than that which would be provided by the extension and as such the risk for light pollution decreases significantly. Additionally, the extension would face into the rear garden, which is surrounded by dense hedgerows, therefore limiting any light spill to the garden and not the open forest.

Conclusion

- 8.8 For the above reasons, it is considered that the proposed development would comply with Policies DP2, DP18, DP36, SP15 and SP17 and the National Planning Policy Framework. Therefore, planning permission should be 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 drawing numbers 1402_P00, 1402_P03 and 1402_P04. 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. 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).

5. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

Informative(s):

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place.

Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested

newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

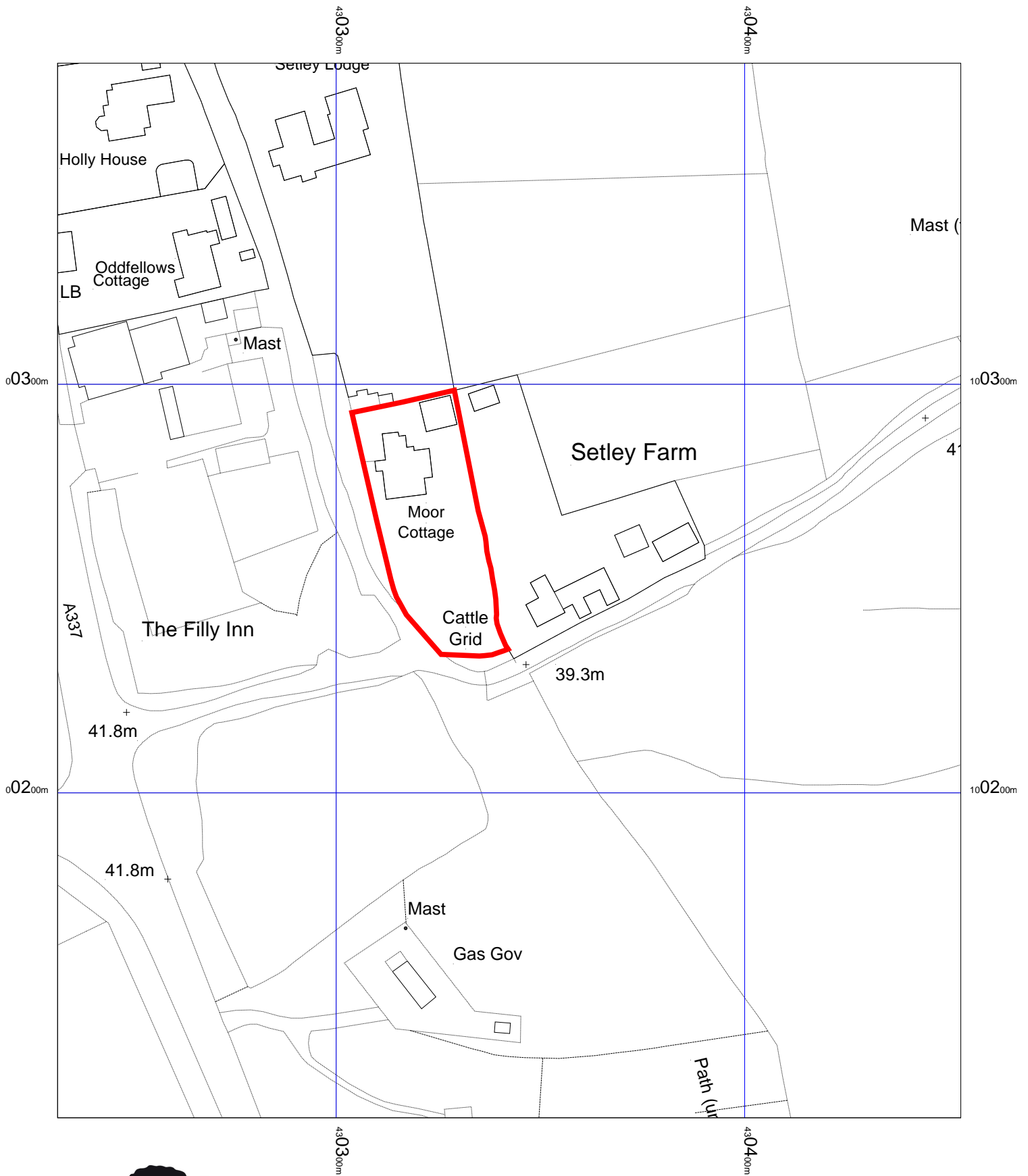
Stop all works immediately and leave the area

Inform an ecologist immediately who will provide further guidance / instructions

Do not try to handle or rescue a great crested newt

Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.



NEW FOREST
NATIONAL PARK

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