

Application No: 25/00097FULL Full Application

Site: Waters Green Cottage, Burford Lane, Brockenhurst SO42 7TN

Proposal: Single storey extension; demolition of existing extension, kitchen and attached lean-to (AMENDED DESCRIPTION AND PLANS)

Applicant: Mr L Henderson

Case Officer: Joshua Dawes

Parish: Brockenhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Development Plan Designations

Conservation Area
Defined New Forest Village
Tree Preservation Order
Flood Zone

Principal Development Plan Policies

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

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed 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:

29 April 2025: Recommend refusal for the reasons listed below:

The proposal is not in keeping with the character of the locally listed building and the surrounding listed properties and area. The heritage of the building should be protected. The conservation officer report was noted along with the fact that an application to Historic England is pending decision for the dwelling to be registered as a listed building.

03 April 2025: Recommend refusal due to insufficient information having been provided in support of the revised application including, but not limited to, a report from the Conservation Officer, updated roof plans and structural plans relating to the proposed wine cellar.

26 February 2025: Recommend refusal for the reasons listed below:

The proposal is unsympathetic to the character of the locally listed building and the surrounding listed properties and area. The proposal would be over development of the property and would have a negative impact on the neighbouring properties.

5. CONSULTEES

Tree Officer: No objection.

Although trees adjacent to this property are protected by TPO and Conservation Area, this proposal has no direct impact on any important amenity trees. There are no objections to this application on tree grounds.

Building Design and Conservation Officer:

04 August 2025: No objection subject to conditions.

The proposed drainage details overcome our initial concerns regarding this aspect of the proposal and should be included within the plans list for determination.

Historic England have now assessed Waters Green Cottage for national designation and have confirmed that due to the considerable degree of alterations and lack of surviving historic fabric, the property does not hold enough special architectural, nor historic interest, required for listing in a national context. Notwithstanding this, the property is still a locally important building that positively contributes to the character and appearance of the Brockenhurst Conservation Area.

As already noted, there is no in principle objection to the removal of the existing 20th century single storey wrap around extension. The proposed extension will see the removal of a section of later cob walling and thatched catslide roof which forms part of the historic evolution of the building. However, a section of cob and thatch in a catslide design will remain and will be clearly visible from Burford Lane which therefore conserves the readability of this element.

The proposed design of the extension is of a high quality and is considered to be an enhancement when compared to the existing sunroom and garage.

Overall, there is no objection to the proposed development subject to conditions.

6. REPRESENTATIONS

Five representations of objection and one of comment, summarised below:

- Concerns over overlooking into adjacent neighbouring private amenity space.
- Concerns over loss of light to adjacent properties.
- Concerns over noise impacts of the material choices (metal roof).
- Concerns over how drainage may impact adjacent properties.
- Concern over the structural impacts of the wine cellar.
- Concern over the impacts to the access and road accessibility during construction.
- Concern over the impact of the proposed size of the extension on the character and nature of the conservation area.
- Concern over the removal of an existing part of the thatched cottage and related impacts on the historic fabric of the dwelling.
- Concern that the design of the extension would not be in keeping with the character of the area and that it would be visually intrusive.
- Concern over lack of parking.
- Concern that the extension would be overbearing and ugly.
- Concern over noise impacts and light pollution caused from increase in use of that portion of the property.
- Concern over use as an Air BnB.

Friends of Brockenhurst: Objection.

- Although this application has a slightly different configuration to the withdrawn application 24/00367, FoB continues to believe that the proposed extension is just too big for this site.
- Burford Road is a traditional small village lane. Waters Green Cottage is a traditional thatched cottage.
- The proposed extension is out of keeping with the area.

7. RELEVANT HISTORY

1.2 metre high gate; two gate posts (24/00989FULL) granted on 05 November 2024.

Extension (24/00367FULL) withdrawn on 12 August 2024.

Addition of sunroom with bedroom and bathroom over - extension of time limit on planning permission 57226 (00/69482) granted on 17 August 2000.

Addition of sunroom with bedroom & bathroom over- extension of time limit on planning permission 44898 (NFDC/95/57226) granted on 31 August 1995.

Addition of sun room with bedroom & bathroom over (NFDC/90/44898) granted on 23 July 1990.

Addition of a study with bedroom over (NFDC/89/42952) refused on 26 October 1989.

8. ASSESSMENT

Application Site

8.1 Waters Green Cottage is a locally listed, two-storey simple thatched cottage abutted by a small single storey garage building built of brick and slate which is located within the defined New Forest village of Brockenhurst and the Brockenhurst Conservation Area. The property is set within a small plot adjacent to several listed and locally listed buildings (namely White Cottage, Yew Cottage, Mistletoe Cottage and Burford Cottage). The site is within circa 20 metres of land designated as a SSSI, SAC, SPA and Ramsar.

Proposed Development

8.2 This planning application seeks planning permission for a single storey extension to replace the existing garage and sunroom on a slightly larger scale. The proposed development would be constructed of dark, vertical timber cladding and a dark metal sheet roof. The proposed development would be used as additional living space, with a kitchen and dining room, as well as a gym/utility space. It would have no windows, two glazed sliding doors on the south east elevation and a number of rooflights, all but one of which would face inwards towards the dwelling. It is noted that a previous revision of the plans showed a proposed wine cellar; this has now been removed from the proposal. An updated Design and Access Statement, Heritage Statement and Flood Risk Assessment have been provided, as well as fully

revised plans to accurately reflect the current proposal which includes details on the proposed rainwater drainage.

8.3 By way of background, the Authority received notification on 09 April 2025 from Historic England that the property was being assessed for listing. This process has now been completed and notification was received on 03 July 2025 of the outcome: the Secretary of State for Culture, Media and Sport decided not to add Waters Green Cottage to the List of Buildings of Special Architectural or Historic Interest. Notwithstanding this, the property is still a non-designated heritage asset that positively contributes to the character and appearance of the Brockenhurst Conservation Area.

Consideration

8.4 The key considerations in this case are:

- Compliance with Policy DP36;
- The impact on heritage assets;
- The impact on neighbour amenity;
- The impact on trees and ecology; and
- Flood risk considerations.

8.5 Waters Green Cottage is located within the defined village of Brockenhurst and is not a small dwelling (as defined in Policy DP36). As such, the dwelling is not subject to the floorspace restrictions contained within Policy DP36. However, Policy DP36 requires extensions to be appropriate to the existing dwelling and its curtilage. In this case, the current proposal would comprise a single storey extension with a low-pitched roof, set comfortably within the available space on the plot. The height of the proposed extension would not exceed the height of the existing extension. The proposed scale of the extension, in combination with the proposed materials, would ensure that it would read clearly as a later addition to the dwelling, whilst being of an acceptable massing and height within the plot. Overall, it is considered that the proposal would adhere to Policy DP36.

8.6 As noted above, Waters Green Cottage is a non-designated heritage asset located within the Brockenhurst 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. In addition, paragraph 202 of the NPPF sets out that heritage assets including sites and buildings of local historic are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Policy SP16 of the Local Plan provides stronger heritage protection than the NPPF, requiring that development within the National Park should conserve and enhance the significance or special interest of

designated or non-designated heritage assets. This is consistent with the first statutory National Park purpose to conserve and enhance the cultural heritage of the New Forest, which includes the built environment. Policy SP16 requires states proposals should: (a)(iii) make a positive contribution to, or better reveal, or enhance the appreciation of, the significance or special interest of a heritage asset or its setting. Proposals will be resisted where they would harm the significance or special interest of a heritage asset (designated or undesignated) unless any harm is outweighed by the public benefits of the proposal, proportionate to the degree of harm and significance of the asset, including securing its optimum viable use.

- 8.7 There is no in principle objection to the removal of the existing 20th century single storey wrap around extension from the Authority's Building Design and Conservation Officer. The proposed single storey extension has been welcomed along with the design which utilises traditional materials in a contemporary design. The proposed materials used would be traditional dark stained timber cladding with corrugated metal roofing, both of which are supported within the Authority's Design Guide SPD. It is considered that the proposed design and materials would be appropriate to the non-designated heritage asset and the wider conservation area and nearby heritage assets. In addition, the proposed extension would not be easily visible from key locations within the conservation area and would be constructed of traditional materials and of a high-quality design. The extension would be visible in part from within the plots of adjacent properties Burford Cottage and Yew Cottage, but this would not adversely affect the setting of the heritage assets. Overall, it is concluded that the proposal would preserve and enhance the character and appearance of the dwelling and of the wider heritage assets.
- 8.8 Initial concerns were raised by the Authority's Building Design and Conservation Officer in relation to the removal of a portion of existing cob on the dwelling and additional information was sought. However, upon further investigation, it was made clear that the lean-to extension with the thatched catslide was a later addition and not part of the original dwelling. Whilst the proposed extension will see the removal of a section of later cob walling and thatched catslide roof which forms part of the historic evolution of the building, a section of cob and thatch in a catslide design will remain and will be clearly visible from Burford Lane which therefore conserves the readability of this element. The proposed design of the extension is of a high quality and is considered to be an enhancement when compared to the existing sunroom and garage and there is no objection from the Authority's Building Design and Conservation Officer subject to conditions.
- 8.9 In relation to parking, the dwelling is a 3-bedroom dwelling with very limited parking to begin with, being 1.5 spaces on a small driveway. The proposed extension would extend into part of the driveway resulting in a single space remaining. However, as the

dwelling is not being increased by way of additional bedrooms and additional space for smaller vehicles can be accommodated in the utility space proposed with garage doors, it is not considered that a refusal on this basis could be sustained.

- 8.10 Concerns have been raised by members of the public in relation to impacts on neighbouring amenity. It is noted that some comments were made prior to the receipt of the revised plans. The proposed extension would be single storey in nature with a single rooflight facing outward towards an adjacent property. This rooflight would be used purely to allow light into the living space and not for views. The proposed design and scale of the extension would result in it not being easily visible from adjacent properties, apart from Burford Cottage, where at first floor level the full form of the extension would be visible. While this is noted, it is not considered that the extension would result in any significant level of visual intrusion as it would take the place of an existing extension, replicating its height with a limited increase in size. Based on the above, it is not considered that the proposal would result in unacceptable adverse impacts on adjacent properties in terms of visual intrusion, overlooking or overshadowing.
- 8.11 In respect of potential impacts on protected trees, although trees adjacent to the property are protected by TPO and through being located within the conservation area, the proposal has no direct impact on any important amenity trees. There are no objections to this application from the Authority's Tree Officer.
- 8.12 A Preliminary Roost Assessment has been undertaken at the site which required additional Phase 2 bat emergence surveys to be carried out. These bat surveys confirmed a likely absence of roosting bats at the site. However, given the proximity to designated sites, the report puts forward ecological mitigation and enhancement measures which would be secured by condition. The proposal would comply with Policy SP6.
- 8.13 In relation to drainage of the proposals, additional information has been provided to demonstrate the proposal will adequately drain surface water, in particular at the junction between the retained portion of the thatched catslide and the proposed extension. The details would be secured by condition.
- 8.14 In respect of flood risk, the site is partially located within Environment Agency Flood Zones 2 and 3. The proposal comprises minor development and standing advice applies. A flood risk assessment has been provided. The proposed development would be located outside of the Flood Zones and finished floor levels would be no lower than the existing ground floor levels in accordance with standing advice. The proposal would comply with Policy DP12.
- 8.15 In terms of the other concerns raised by the public, the previously proposed wine cellar has been removed from the proposal. The

proposal would be an extension to the existing dwelling and would not provide a separate unit of accommodation; the use of the dwelling as an AirBnB has not been proposed.

Conclusion

8.16 The proposed development would remove the existing 20th century single storey wrap around extension and would replace it with an extension of a high quality design, appropriate to the dwelling and which would provide an enhancement to the site and wider area, including conservation area and heritage assets. Permission is recommended subject to conditions as the proposed development would comply with Policies DP2, DP12, DP18, DP36, SP6, SP15, SP16 and SP17, as well as Sections 12, 15 and 16 of the National Planning Policy Framework.

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 the following drawings and documents: 03-04D, 03-10D, 03-11C, 03-12D, 03-13D, 03-20B, 03-21C, 03-80, 03-81, 03-82, 03-83, 03-01C, 03-02C, 03-14B and 03-15B, Roof Drainage Strategy.

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 following construction materials have been submitted to and approved in writing by the New Forest National Park Authority.
 - Roofing materials
 - Rooflights
 - Rainwater goods
 - Treatment of verges and bargeboards (if applicable)
 - Flues, vents or extractors

- Windows and doors
- Garage door
- Timber weatherboarding

Development shall only be carried out in accordance with the details approved.

Reason: in the interests of preserving the setting of the locally listed building and the character and appearance of the Conservation Area and in order to ensure the proposal is in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

4. Prior to the installation of foundations for the new extension, detailed cross section/elevation drawings of the proposed foundations shall be submitted to and approved in writing by the Local Planning Authority. Development shall then proceed in accordance with the approved drawings.

Reason: in the interests of preserving the historic fabric of the locally listed building and to ensure structural stability of the surrounding structures.

5. No development shall take place above slab level until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

Development shall take place in accordance with the approved details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become

seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

7. 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.

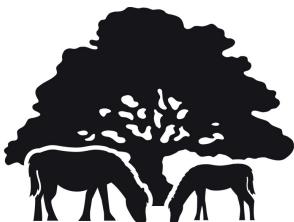
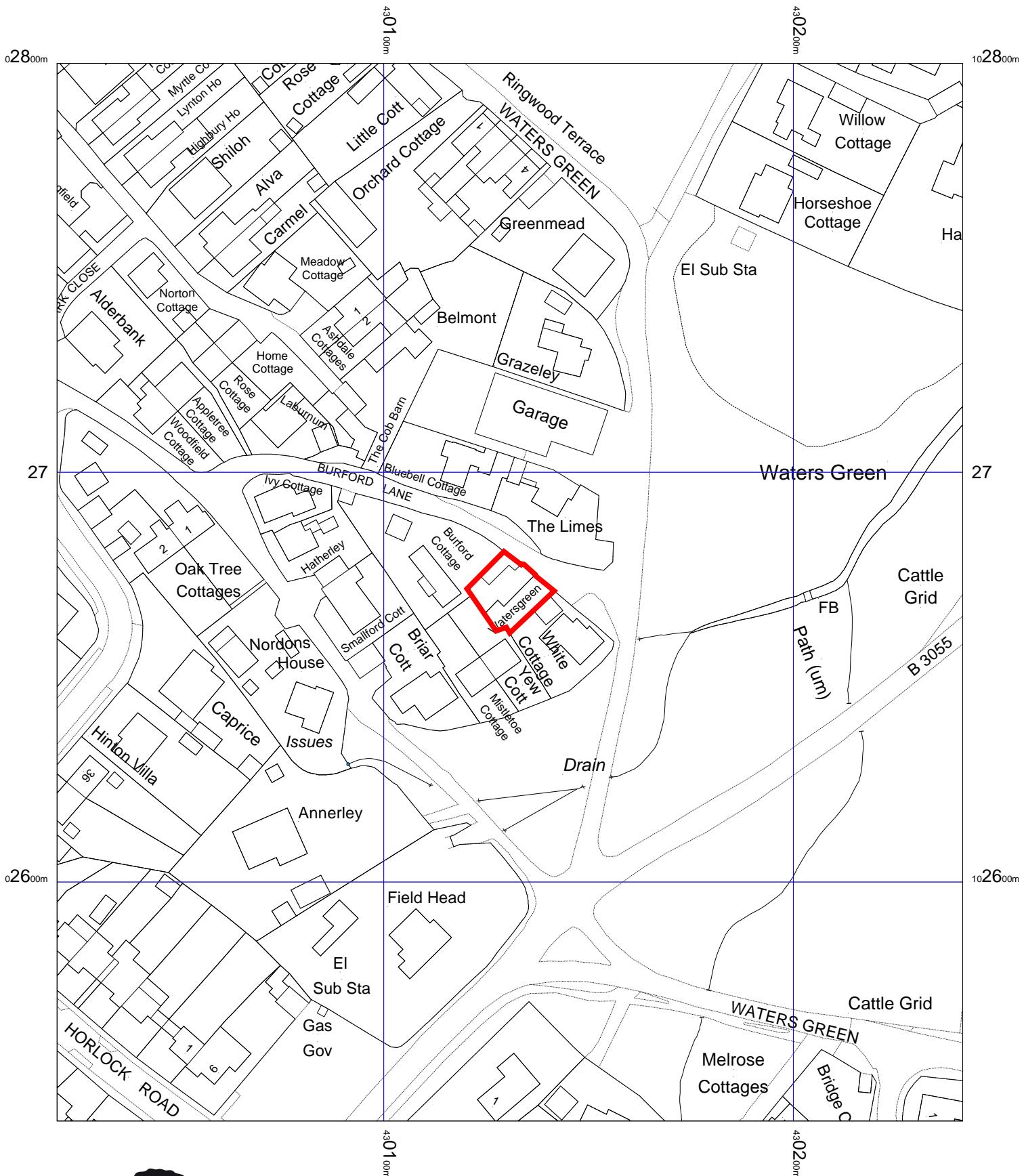
Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

8. 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 ecological report 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).

9. 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

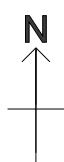
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