

**Application No: 24/00414FULL Full Application**

**Site:** Hincheslea House, Hincheslea, Brockenhurst SO42 7UP

**Proposal:** First floor extension to include balcony and external staircase; alterations to doors and windows (AMENDED DESCRIPTION AND PLANS)

**Applicant:** Mr P Street

**Case Officer:** Lindsey Chamberlain

**Parish:** Brockenhurst Parish Council

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## **1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

## **2. POLICIES**

### **Principal Development Plan Policies**

DP2 General development principles  
DP18 Design principles  
DP37 Outbuildings  
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: Recommend permission

## **5. CONSULTEES**

Building Design and Conservation Officer: Objection (summarised).

The building, a former Coach House is considered to be a non-designated heritage asset worthy of inclusion on the National Park's Local List and forms part of the National Park's cultural heritage. The building sits within a former parkland that has been researched by Hampshire Gardens Trust (Hincheslea House | Hampshire Garden Trust Research) and is also considered to be a non-designated Park and Garden.

Whilst revised designs overcome some of the initial concerns, the balcony is still of a considerable size projecting 5m forward of the building line.

The proposed rear extension interrupts the linear architectural form and introduces an open gable roof design which visually jars with the existing hipped roof.

The proposed balcony and rear extension would cause less than substantial harm to the historic and architectural significance of the non-designated heritage asset.

## **6. REPRESENTATIONS**

None received.

## **7. RELEVANT HISTORY**

Door & window alterations at the carriages house and conversion to staff room (07/92229) granted on 11 December 2007

Entrance gates and fencing with lantern lights; fencing (07/91951) granted on 28 September 2007

Extensions and alterations to outbuildings to form car port, garage and office/wc (07/91878) granted on 14 September 2007

Walled garden (07/91766) granted on 14 August 2007

Replacement dwelling (07/91193) granted on 02 April 2007

House; demolition of existing (06/90211) refused on 03 November 2006

Detached house (06/86899) refused on 16 March 2006. Subsequent appeal dismissed on 03 August 2006.

Erect staff house with triple garage & enclosed swimming pool (NFDC/94/54472) refused on 05 July 1994. Subsequent appeal dismissed on 12 January 1995.

Erect house & triple garage & staff accommodation in stables (NFDC/88/40190) withdrawn on 13 January 1992

Erection of a house (NFDC/91/46780) granted on 13 January 1992

Four applications granted between 1982 and 1988 (and listed below) for a dwelling and (separate) staff accommodation (references 22412, 27558, 30305, 36314) were revoked by a Revocation Order on 24 October 1991.

Erection of a house and quadruple garage and erect staff house (NFDC/87/36314) granted on 26 March 1988

Erection of a house and separate staff accommodation (NFDC/85/30305) granted on 22 November 1985

Erection of a house and staff accommodation (siting) (NFDC/84/27558) granted on 12 October 1984

Conversion of coach house to residential and erection of a house and garage (NFDC/83/25283) refused on 03 May 1984

Addition of a conservatory and erection of a swimming pool enclosure (existing glass house to be demolished) (NFDC/83/24236) granted on 17 June 1983

Erection of a house and separate staff accommodation (NFDC/82/22412) Grant 10 December 1982

Demolition of fire destroyed house and replacement with new house and new separate staff accommodation NFDC/79/12862 granted on 23 November 1979

Alterations and addition of a sitting room and attached garage block with two bedrooms and a bathroom over (existing glasshouses and outbuildings on site to be demolished) (NFDC/78/11809) granted on 06 December 1978

## **8. ASSESSMENT**

### **Application Site**

8.1 Hincheslea House site comprises a large site near to the Open Forest, accessed from the south side of Burley Road by a long drive across parkland landscape. A large two storey dwelling of Georgian 'country house' character stood on the site until it was demolished in the late 1970s following a fire. It was replaced by a smaller 'log cabin' style dwelling, which was also extensively fire damaged, in the early 1990s. A replacement dwelling received planning permission in 2007, which was constructed shortly afterwards and is the house which exists today.

8.2 Old brick outbuildings associated with the former country house have remained on site, situated within the curtilage to the south of the dwelling. The application the subject of this application comprised the former Coach House/Stables.

8.3 The site borders SAC, SPA, Ramsar and SSSI designations on the south boundary.

## **Proposed Development**

8.4 This application seeks consent for works to the former Coach House/Stables building, which is situated on the east side of the group of outbuildings. The building has a broadly symmetrical form, with a single storey 'outshot' element situated centrally on the east elevation and single storey elements at either end.

8.5 The works would be on the east elevation and would consist of:

- A central raised 'terrace' balcony constructed of wrought iron with internal staircase. The balcony would extend circa 5m out from the central east elevation 'outshot' and be circa 6.16m in width. The balcony would be supported on posts.
- On the front elevation it is proposed to include a new first floor window above the central arch.
- To the rear, a gable outshot is proposed enveloping the existing ground floor flat roof extension. This would have double doors out to access the proposed 'terrace' balcony. To the ground floor the two windows present on the existing rear addition are to be removed and replaced with two sets of double doors.
- Lastly, on the rear elevation, a new access door is proposed to be inserted instead of an existing window and two new windows added either side of this rear door.

## **Consideration**

8.6 By way of background, the former Stables/ Coach House, was conditioned to only be used for purposes ancillary to the dwelling on the site under planning permission reference 07/91878.

8.7 The key considerations in this case relate to the proposed design and impact on heritage assets and the impact on ecology.

8.8 Section 15, paragraph 189 of the National Planning Policy Framework (NPPF) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. All national park authorities in England have a statutory duty to seek to further the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the National Park (being the first statutory purpose as set out in the Environment Act 1995).

8.9 Section 12 (Achieving well-designed places), paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process

should achieve. In addition, paragraph 139 of the NPPF sets out that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

8.10 In respect of the impact on heritage assets, the building, also noted as a Coach House, has to date been sympathetically altered and is considered to be a non-designated heritage asset worthy of inclusion in the National Park's Local List and forms part of the National Park's cultural heritage. In addition, it is recognised that the building sits within a former parkland that has been researched by Hampshire Gardens Trust and is also considered to be a non-designated Park and Garden.

8.11 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. They 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.

8.12 The Authority's Building Design and Conservation Officer has been consulted and is unable to support the proposals. Whilst amendments have been made following the initial objection which have addressed some matters, the balcony is of a considerable size projecting five metres forward of the building line. This overly excessive balcony is considered to erode the historic character and appearance of the building. In addition, the proposed rear extension would interrupt the linear architectural form and introduce an open gable roof design which would visually jar with the existing hipped roof. The resultant extension would appear bulky and dominate the rear of the heritage asset. Overall, the proposed development is considered to cause less than substantial harm to the historic and architectural significance of the non-designated heritage asset. No public benefits have been put forward to offset this harm. The proposals therefore conflicts with Policy SP16 of the adopted Local Plan.

8.13 In relation to design consideration, Policy DP2 (General Development Principles) promotes high quality design and construction which enhances local character and distinctiveness. The first floor extension and that of the rear balcony specifically are not considered appropriate or sympathetic in terms of scale and appearance in the context of the existing building. The inclusion of a large 30.6 sqm balcony is considered excessive and disproportionate, with inappropriate massing. The proposal would fundamentally alter the design of the existing heritage asset and would not enhance the built and historic environment, nor be contextually appropriate.

The balcony which would extend 5m from the single story aspect of the existing building, would comprise a large area considering the main proportion of the building is 6.6m in width, even with the inclusion of the existing rear ground floor element the balcony would extend out to almost 60% of the depth, as the property exists today. In addition, it is noted that railings have now been included within the balcony design. The inclusion of railings on the proposed balcony - which rivals in size that of a principal room - is not supported by the Authority's Building Design and Conservation Officer. As above, the proposed gable would add to the bulk and dominance of the development. It is therefore considered that Policies DP2 and DP18 are not adhered to.

8.14 An ecological survey has been undertaken identifying the presence of bat roosts within the building and that a European Protected Species licence will be required for any works within the building, noted as the Stables within the Ecological Assessment, due to the temporary impact/loss of roost and potential direct impacts to a long-eared roost. The Authority must therefore be satisfied that the three tests for obtaining such a licence would be met. The first and second tests relate to the work being in the public interest, (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). In this instance, as highlighted above, the proposal is not compliant with Policies DP2, DP18 and SP16 and thus does not meet these tests.

8.15 The third test relates to the maintenance of the conservation status of the population of protected species. Had the initial tests been met, this test would have been capable of being met subject to the work being carried out in accordance with the recommendations of the ecology report and the requirements of a licence.

## **Conclusion**

8.16 The proposed development, by virtue of its scale, siting and design would not be in keeping with or appropriate to the existing building. The proposal would cause less than substantial harm to the significance of a heritage asset. It has not been sufficiently demonstrated that the harm has been outweighed by public benefit. The proposal would be contrary to the requirements of Policies DP2, DP18 and SP16 of the adopted Local Plan, the Design Guide SPD and the NPPF.

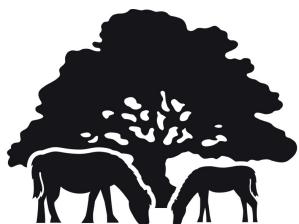
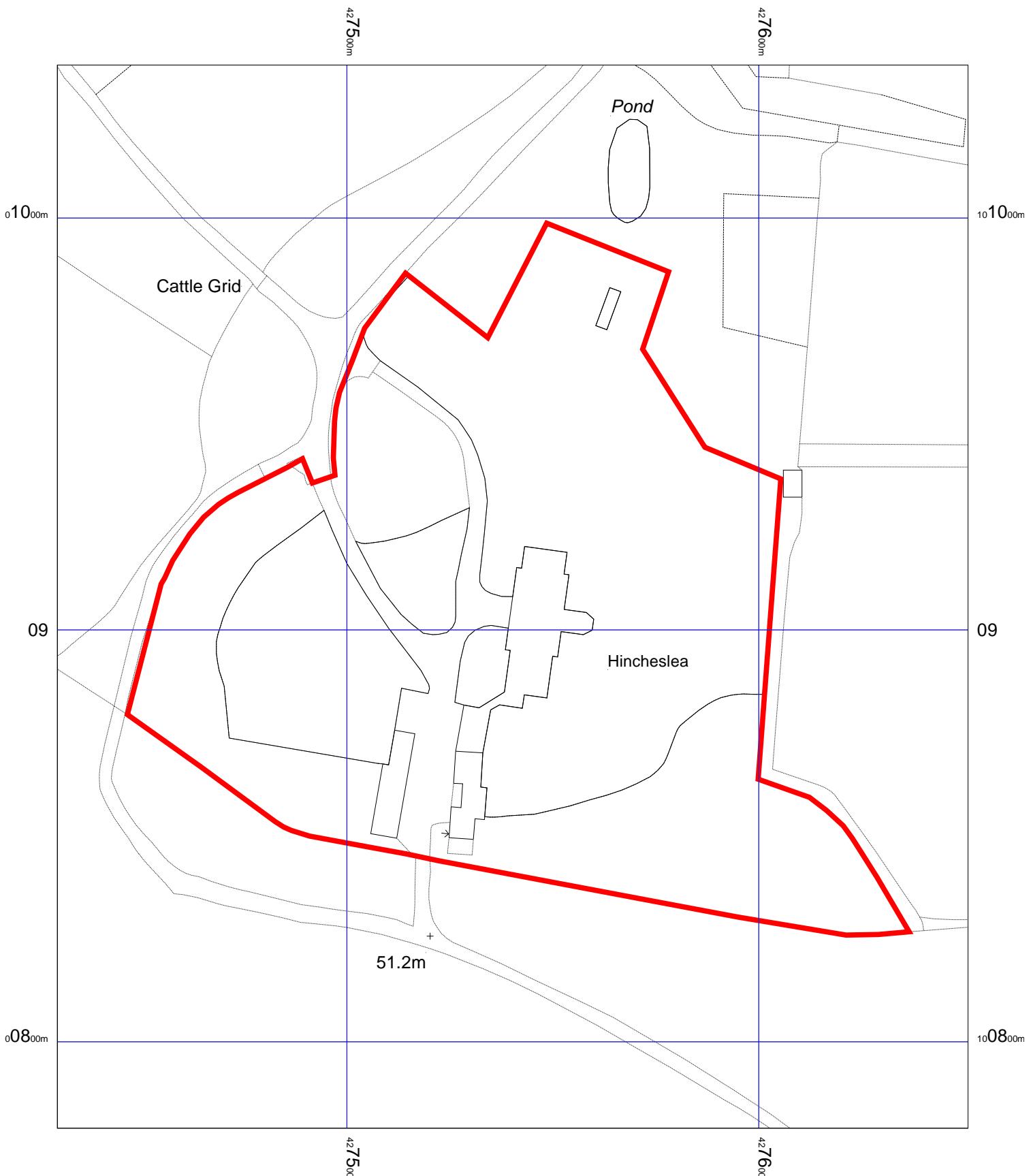
## **9. RECOMMENDATION**

Refuse

### **Reason(s) for refusal:**

1. The proposed development, by virtue of its scale, siting and design would not be in keeping with or appropriate to the existing building and its setting. The proposal would cause less than substantial harm to the significance of a non-designated heritage asset and it would fail to be appropriate or sympathetic to its setting within a historic parkland. It has not been sufficiently demonstrated that the harm has been outweighed by public benefit. The

proposal would be contrary to the requirements of Policies DP2, DP18, and SP16 of the New Forest National Park Local Plan 2016-2036 (August 2019), sections 12, 15 and 16 of the National Planning Policy Framework and the Design Guide SPD. Furthermore, the proposed development would not seek to further the purposes of the National Park, contrary to the requirement of Section 245 of the Levelling Up and Regeneration Act 2023, which amended Section 11A of the National Parks and Access to the Countryside Act 1949.



NEW FOREST  
NATIONAL PARK

New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 06/11/2025

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