

Application No: 17/00839/FULL Full Application

Site: Warren Farm, Balmer Lawn Road, Brockenhurst, SO42 7TT

Proposal: Single storey extension; conservatory; porch

Applicant: Ms Bayliss

Case Officer: Liz Young

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Flood Zone

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP11 Extensions to Dwellings
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend Refusal: The addition of a conservatory will result in light pollution which is unacceptable given the proximity to the New Forest Site of Special Scientific Interest.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of support received from the Agent to address concerns raised by the Parish Council :

- No scientific evidence that photosensitive organisms live in or near the Lymington River SSSI.
- Brockenhurst College playing fields lie to the west of Warren Farm also adjacent to the SSSI and have extensive floodlighting.
- Conservatories are extremely common along Balmer Lawn Road.
- The proposed conservatory would be very modest in size.
- The overall development would fall well within acceptable floorspace limits and is in accordance with the requirements of the Design Guide Supplementary Planning Document.

10. RELEVANT HISTORY

10.1 Application for a certificate of lawful development for a proposed single storey extension (17/00320) Not deemed lawful on 25 July 2017

10.2 1no non-illuminated post mounted hanging sign and retention of non-illuminated panel sign (application for advertisement consent) (17/00327) Split decision issued on 19 July 2017

11. ASSESSMENT

11.1 This application relates to a modest, detached bungalow located within an extensive site comprising another larger property and various outbuildings (many of which serve an established equestrian use). The access to the site runs between the residential properties off Balmer Lawn Road whilst the rest of the site boundary adjoins open fields. The site lies within a flood zone 3 and is located outside the defined settlement boundary of Brockenhurst. The open forest and designated Site of Special Scientific Interest, Special Protection Area and Special Area of Conservation lie immediately to the north of the access.

11.2 Consent is sought to add two extensions to the existing building comprising the addition of a lounge and porch to the south west and a conservatory to the south east elevations. The main issues under consideration would be:

- The extent of floorspace increase based upon the house as it stood on 1 July 1982.
- The impact upon the character of the area.
- Impact upon the amenities of neighbouring residents.
- Any implications for flood risk.

11.3 The existing building has a gross internal floorspace of less than 80 square metres (currently measuring 52 square metres) and is therefore classed as a small dwelling for the purpose of Policy DP11. The proposed extensions would result in a gross internal floorspace of less than 100 square metres (with a total proposed floorspace of 79 square metres) and would therefore meet the requirements of Policy DP11.

11.4 Whilst concerns raised by the Parish Council in respect of light pollution are noted, it is considered that the modest size of the proposal, its siting and the nature of surrounding development would demonstrate that it would not significantly increase light pollution or impact upon the ecology and landscape of the open forest. The development would not be visible from the open forest or from Balmer Lawn Road and other conservatories have been approved in the immediate area on properties including The Oak, Rose Cottage and Gorse Cottage (not including other similar structures which have been added to properties under permitted development along with roof lanterns and large glazed openings and full height windows). The development would be separated from the open forest by the residential properties fronting Balmer Lawn Road and does not lie within an isolated rural location. Both extensions would be modest in scale, simple in form and would be closely associated with the stables and other structures of Warren Farm. On this basis it is considered that the development would be appropriate to the scale and form of the existing dwelling and also the character of the surrounding area in accordance with Policies DP1 and CP8 of the New Forest National Park Core Strategy.

11.5 There would be a distance of approximately 20 metres between the proposed development and neighbouring properties and the proposal would not encroach any closer towards the rear gardens of properties of Balmer Lawn Road. The main visitor parking area lies between the bungalow and the immediate neighbours and the site boundary is partially screened by trees and closed boarded fencing. On this basis it is considered that the development would not lead to a harmful loss of amenity to neighbouring properties in terms of loss of light, overlooking or visual intrusion and would be in accordance with the requirements of Policy DP1 of the New Forest National Park Core Strategy.

11.6 The existing bungalow and proposed development lie wholly within a designated Flood Zone 3. However the development is not considered to lead to an increased flood risk because the use of the site would remain unchanged, the proposal would not encroach any closer towards the Lymington River, the overall number of residential units would not be increased and the overall increase in building footprint would be modest. The applicant has also submitted a Flood Risk Assessment which is summarised as follows:

- The site is on relatively elevated ground protected by field ditches.
- There are no records of previous flood events on the site.
- Proposed floor levels of the extension would be no lower than existing and the porch and conservatory would incorporate flood resilience measures (electricity sockets 400mm above floor, no electricity conduit through floor).

Based upon this it is considered that the development would be in accordance with Policy DP4 of the New Forest National Park Core Strategy and it is therefore recommended that Planning Permission should be granted.

12. 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.

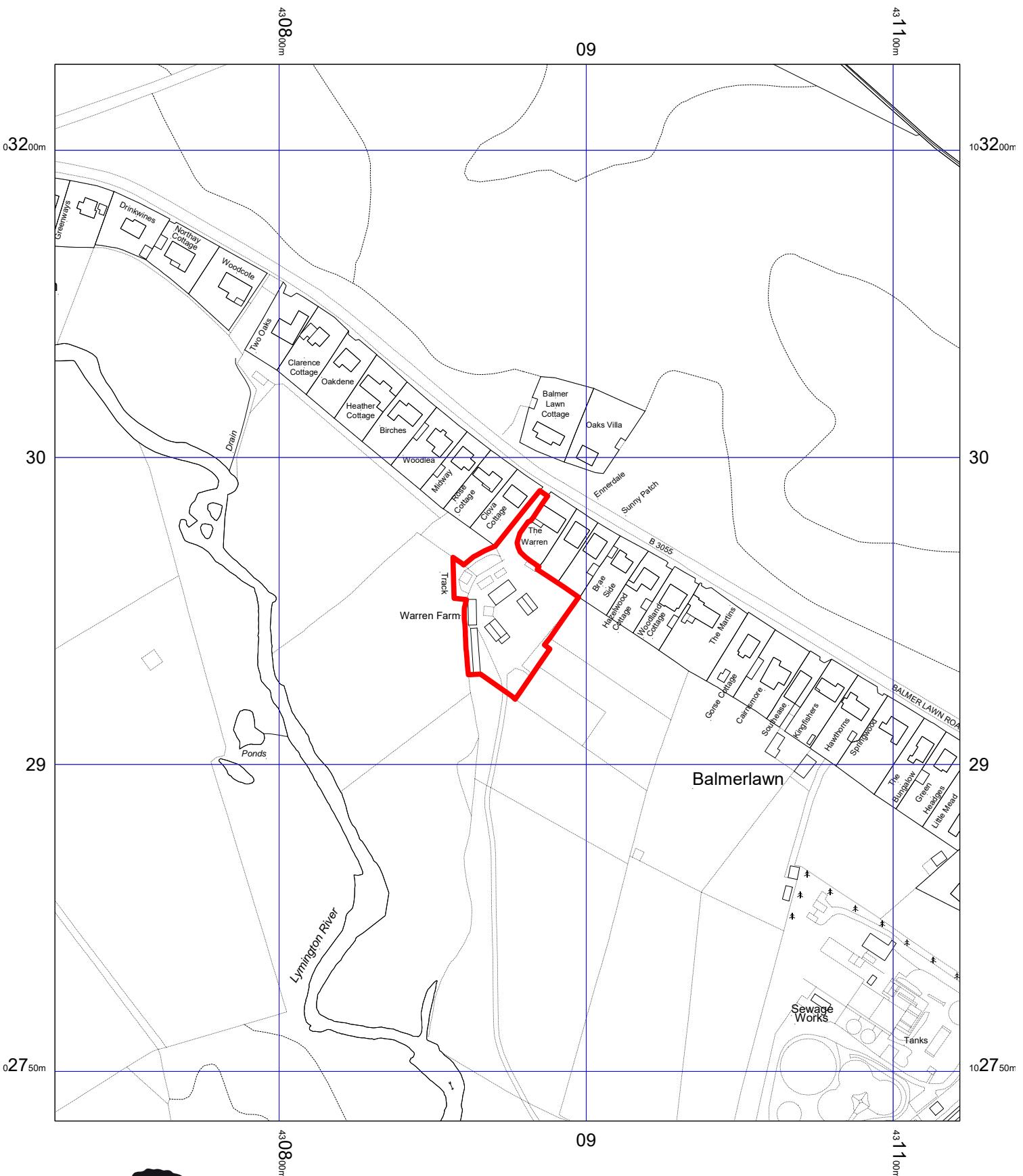
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

3 Development shall only be carried out in accordance with Drawing nos: 1016/181/01 REV A, 1016/181/02 and 1016/173/01. 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 CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



NEW FOREST
NATIONAL PARK

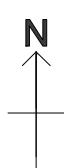
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