

**Application No: 21/00212/FULL Full Application**

**Site:** Land At Highwood Road, Brockenhurst, SO42 7RY

**Proposal:** Single Storey Dwelling with attached Car Port

**Applicant:** Mr Bartlett, Mrs Bowles & Mrs Bartlett

**Case Officer:** Clare Ings

**Parish:** BROCKENHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Referred by Authority Member.

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

SP4 Spatial strategy

SP17 Local distinctiveness

SP19 New residential development in the National Park

SP21 The size of new dwellings

DP2 General development principles

DP18 Design principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 5 - Delivering a sufficient supply of homes

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

Barry Rickman – this application should be considered by the Planning Committee in view of local support.

**7. PARISH COUNCIL COMMENTS**

Brockenhurst Parish Council: Support this application but would accept the Planning Officer's decision.

## 8. CONSULTEES

8.1 None

## 9. REPRESENTATIONS

9.1 Seven representations received in support:

- Much deserved and welcome addition on long established site.
- Attractive design which will complement Highwood Road.
- Will improve character of Highwood Road.
- Plot has been empty for at least 20 years.
- Government support for housing in large back gardens.
- Welcome the inclusion of a small dwelling.

9.2 Friends of Brockenhurst have no objection to the principle of development and identify the need for small dwellings. Further comment:

- The verge outside the site is protected by common law and there will need to be some compensation for the loss of the small area required for the access.

9.3 One representation received objecting on the following grounds:

- Previous applications here have been refused.
- It would damage the rural character of Highwood Road by introducing development where currently there is none.
- Loss of privacy both to and from the new property, the latter to dwellings in Partridge Road.
- Concern over impact on mature Oak tree in adjoining site.
- Detrimental impact on enjoyment of garden.

## 10. RELEVANT HISTORY

10.1 Single storey dwelling with attached car port (20/00891) withdrawn on 8 February 2021

10.2 Land to the rear of Cranemoor and Lynton - Bungalow with new access to Highwood Road (NFDC/OUT/97/62168) refused on 8 October 1997. Subsequent appeal dismissed on 25 February 1998

10.3 Land to the rear of Cranemoor and Lynton - Erection of a bungalow & garage & form new access (NFDC/89/43547) refused on 6 December 1989

10.4 Land to the rear of Cranemoor - Erection of a dwelling and alterations to existing pedestrian/vehicular access (NFDC/83/24324) refused on 24 June 1983. Subsequent appeal dismissed on 16 March 1984

10.5 Land to the rear of Cranemoor - Erection of a dwelling with construction of access (NFDC/75/02607) refused on 14 May 1975

## 11. ASSESSMENT

11.1 The application site forms part of the former rear portion of a back garden serving Cranemoor, a detached dwelling, which lies along Partridge Road to the north. The land appears to have been severed some time ago, and there is a boundary fence with trees along it. It is a level piece of land with an existing access off Highwood Road. A low wooden picket fence forms the boundary with Highwood Road, but between that and the carriageway is a strip of grass verge (in the ownership of the site). Small fruit trees also lie within the site, and a severely pollarded Oak tree (in separate ownership) lies just off the south-east corner. Partridge Road comprises mainly detached dwellings of mixed size and design. Highwood Road is mainly characterised with a thick hedgerow forming the rear boundaries of the properties in Partridge Road. One or two outbuildings lie off Highwood Road. Opposite the site lies the Village Hall, MUGA, children's play area and Doctor's Surgery. The site lies within the defined village of Brockenhurst.

11.2 The proposal is similar to one which was withdrawn earlier this year and is for the erection of a single storey dwelling to be served from Highwood Lane. The dwelling, as previously, would have a footprint of about 90m<sup>2</sup> and would have an attached car port. The dwelling would have external facing materials of render above a brick plinth with timber cladding detailing in a forward projecting gable and a slate roof. The changes from the previous application are a slight re-positioning of the dwelling within the plot with the car port moved to the opposite (west) elevation, and a lowering of the main ridge of 1m to about 6.5m.

11.3 The key considerations are:

- The principle of the development;
- Its scale and design;
- Its impact on the character of Highwood Road; and
- Its impact on the amenities of adjoining dwellings.

11.4 The site lies within the defined village of Brockenhurst and therefore, under Policies SP4 and SP19, the principle of developing the site with a single dwelling would be acceptable. However, it would still have to meet other policies of the Local Plan notably Policies SP17, SP18 and DP2, and here, it is not considered that the development would be acceptable. From the history of the site, and also from more recent pre-application enquiries, it is clear that the development of the unused garden area for a single dwelling, notwithstanding that it has not formed part of that garden for a number of years, has not been considered appropriate. Whilst the principle has not changed since any of those decisions, neither has the overall appearance of Highwood Road, such that a different conclusion would be reached.

11.5 Highwood Road is one of several cul-de-sacs stretching from Sway Road to the railway line, but unlike most of the others, the northern side remains undeveloped with the exception of a couple of outbuildings serving properties along Partridge Road. The opposite side of the road is also different from the other cul-de-sacs in that it is also largely open, with community uses set back from the street. The northern side, for the most part, is also formed by mature vegetation; this site is an anomaly being open. Some development has taken place at the western end of the road, at the junction with Sway Road, but this has not affected the general appearance of Highwood Road, and the character remains therefore semi-rural.

11.6 The proposed dwelling would be readily visible from Highwood Road, and its presence would be considered to substantially change this part of the northern side of the road and effectively erode its semi-rural nature. It is considered that this would be harmful to the character of this part of the village and contrary to policies SP17, SP18 and DP2.

11.7 Whilst the size of the dwelling would accord with Policy SP21, its design would be unremarkable, and also would not comply with Policy DP18 which seeks the highest standards of design.

11.8 It is unlikely that a single storey dwelling would harm the amenities of the closest dwellings in Partridge Road in terms of overshadowing, but its rear garden would be overlooked by those properties' upper rear windows which would look directly into any rear windows. In addition, the introduction of a dwelling in close proximity to the adjoining rear gardens of the dwellings in Partridge Road could affect the private enjoyment of those spaces through additional noise and disturbance.

11.9 Whilst each application has to be considered on its own merits, there is every likelihood that, should permission be granted here for this development, similar schemes would follow. It might be difficult for the National Park Authority to refuse these resulting in a significant change to the character of Highwood Road. Should there be a need for additional housing, a more comprehensive approach should be sought.

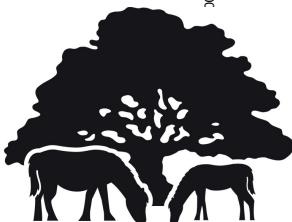
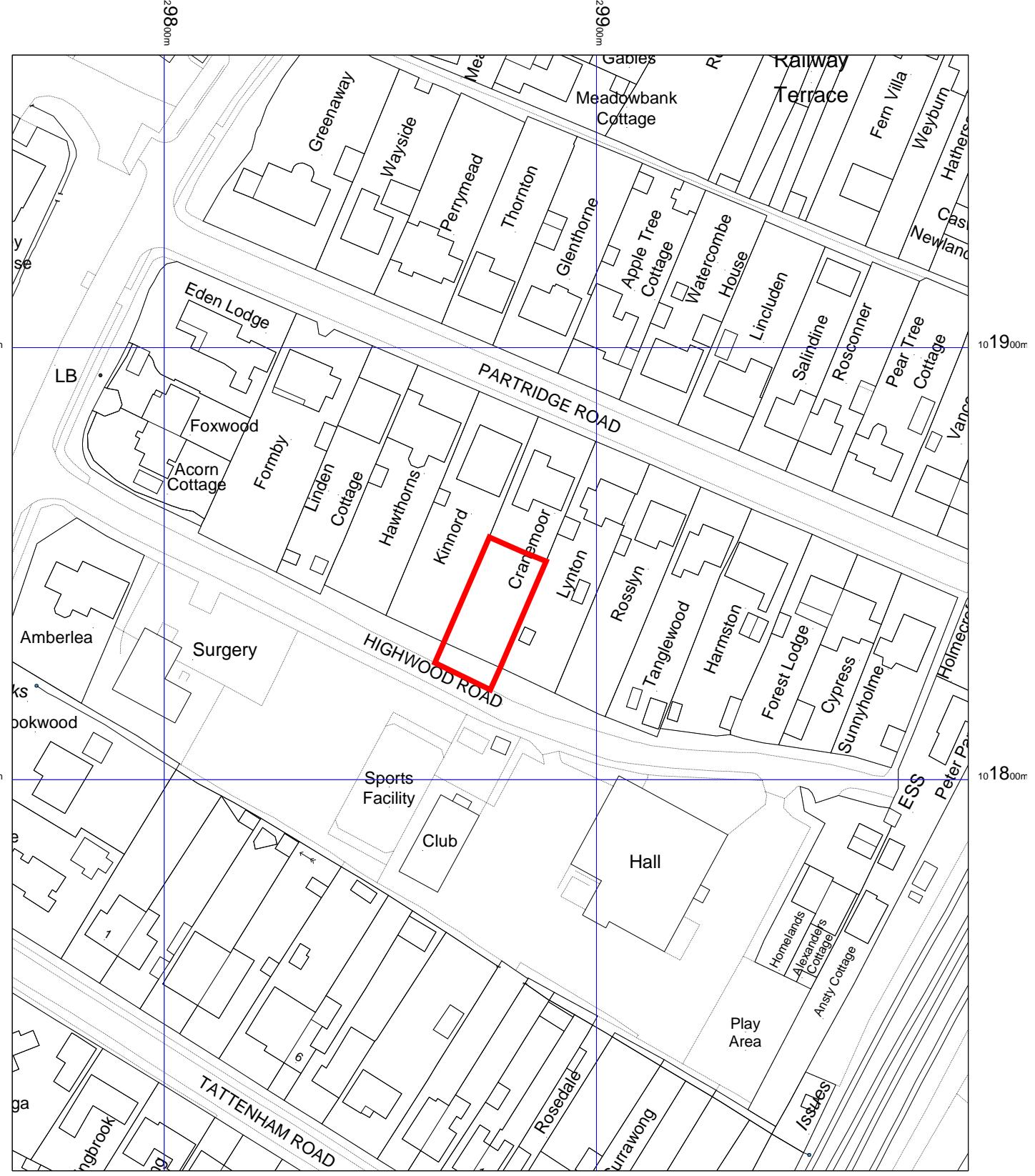
11.10 The applicant has indicated a willingness to enter into a legal agreement to ensure compliance with the Habitat Regulations in terms of mitigation towards potential harm to both the New Forest and Solent SPAs, but has not actually presented a signed Unilateral Undertaking, and so this also forms a reason for refusal.

## 12. RECOMMENDATION

Refuse

### Reason(s)

- 1 The proposed development, by virtue of its location, massing, physical presence and external appearance, would introduce new development which would be out of character with and would adversely harm the semi-rural nature of Highwood Road which remain free of significant residential development. The development would therefore be contrary to policies SP17, DP2 and DP18 of the adopted New Forest National Local Plan 2016-2036 (August 2019).
- 2 The proposed development, by virtue of its location alongside the rear gardens of adjoining properties, would result in increased noise and disturbance which would harm the private enjoyment of those gardens to an unacceptable degree, and would therefore be contrary to policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
- 3 The development does not provide for any measures to avoid or mitigate any potential adverse impacts on the ecological integrity of the New Forest and Special Protection Area (SPAs) as required by Policies SP5 and SP38 of the New Forest National Park Local Plan 2016-2036 (August 2019) and the National Planning Policy Framework (2019). All residential development in proximity to the New Forest and Solent SPAs should avoid or mitigate any potential adverse impacts upon the ecological integrity of the SPAs, both as a result of residential impacts, as set out in the Development Standards SPD (adopted September 2012) and through adverse impacts on water quality.



# NEW FOREST NATIONAL PARK

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