

**Application Number: 21/11400** Full Planning Permission

**Site:** CORBOY, WILTSHIRE ROAD, BRANSGORE BH23 8BH  
**Development:** Replacement dwelling  
**Applicant:** Mr Ellison  
**Agent:** Goss & Partners LLP  
**Target Date:** 01/12/2021  
**Case Officer:** Vivienne Baxter

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## **1 SUMMARY OF THE MAIN ISSUES**

The key issues are:

- 1) Principle of the development
- 2) Impact on the character and appearance of the area
- 3) Impact on the residential amenities of the area

This application is to be considered by Committee because of a contrary Parish Council view.

## **2 SITE DESCRIPTION**

The site is situated on the edge of but within the built up area of Bransgore. The site was occupied by a Grade II listed cottage that was destroyed by fire in 2020. The land is set back from the main road frontage and accessed between two bungalows (built many years ago in the original garden area of Corboy). Wiltshire Road is comprised predominantly of single storey dwellings although the former dwelling on this site was a two storey thatched cottage set at a right angle to the road. The south western boundary of the site is partially open to the countryside although the southern part of this boundary is well screened.

## **3 PROPOSED DEVELOPMENT**

The site currently contains a detached double garage and kitchen/dining area which has been retained and refurbished following the fire in early 2021. The original two-storey listed thatched cottage was lost in the fire and the proposal entails its replacement. There are currently other new structures on site which provide accommodation for the applicant and their family and these would be removed following occupation of the replacement dwelling.

The replacement dwelling consists of lounge, study, utility room, WC, dining room and hall to link in with the existing, retained kitchen/dining area at ground floor level with three bedrooms, two of them with walk-in wardrobes and one with an ensuite, a family bathroom and store cupboard at first floor level.

A parking area would be provided adjacent to the new dwelling.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
18/10946 Single-storey side extension; alterations to rear lean-to projection; rebuild chimney	10/04/2019	Granted Subject to Conditions	Decided
18/10947 Single-storey side extension; alterations to rear lean-to projection; rebuild chimney (Application for Listed Building Consent)	10/04/2019	Granted Subject to Conditions	Decided
80/NFDC/15463 Double garage.	30/01/1980	Granted Subject to Conditions	Decided
79/NFDC/14818 Addition and double garage.	19/11/1979	Granted Subject to Conditions	Decided
79/NFDC/12774 Bungalow and garage with access.	25/04/1979	Granted Subject to Conditions	Decided
78/NFDC/10964 Dwelling with access.	31/08/1978	Granted Subject to Conditions	Decided

## 5 PLANNING POLICY AND GUIDANCE

### Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel

Policy ENV3: Design quality and local distinctiveness

### Local Plan Part 2: Sites and Development Management 2014

### Supplementary Planning Guidance And Documents

SPD - Parking Standards

SPD - Design of Waste Management Facilities in New Development

### Relevant Legislation

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

### Relevant Advice

Chap 12: Achieving well designed places

### Constraints

NFSFRA Fluvial

NFSFRA Surface Water

SSSI IRZ Rural Residential

Avon Catchment Area

Aerodrome Safeguarding Zone

SSSI IRZ Residential

### Plan Policy Designations

Built-up Area

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Bransgore Parish Council**

Recommend Par4, Refusal.

The difference in the design proposed, from the previous thatched property, was not considered acceptable and an overdevelopment of the site.

The committee felt that the proposals were out of keeping with the character of the local area and surrounding properties, which are all single storey bungalow, in addition would cause negative impact on neighbour amenity, with regard to visual intrusion and loss of privacy.

Following re-consultation:

### **Recommend Par4, Refusal.**

Whilst it is noted that some changes have been made to the design of the replacement property, the overall design remains largely unchanged. The property is out of keeping with the properties surrounding it and the immediate local area. There would be negative impacts on neighbouring properties in terms of visual intrusion and overlooking/loss of privacy and the revised design does not alleviate those issues.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**Ecologist:** no objection request condition

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received. It should be noted that the representation in favour of the proposal has come from the applicant in response to objections received.

Against: 3

- proposal is enormous compared to other properties in the area
- new dwelling would tower over adjacent bungalows
- previous first floor windows were much lower down
- loss of sunlight
- could impact on sewage pipe
- septic tank is unnecessary
- does not compliment the road
- loss of privacy
- increase in heavy vehicles would cause further damage to pavement and road

For: 1

- the proposal would not impact on the street scene given its distance from the road
- the windows are oriented not to face the adjoining properties
- the height of the proposal reflects the height of the cottage
- the eastern wall would be further from residential boundaries
- there are Georgian style properties at the end of Wiltshire Road

Following renotification, the following objections have been received from 3 local residents:

- size of property appears to remain the same
- out of character
- would set a precedent
- amendments don't address requested changes
- would have a negative impact on neighbours
- twice the size of the previous cottage

One local resident supports the application preferring the quick build solution and noting that the dwelling would not be out of place due to set back from the road.

## **10 PLANNING ASSESSMENT**

### Principle of Development

The site is within the built up area where there are no objections to the principle of replacement dwellings nor any restrictions on their size. However given the unique setting and character of the previous dwelling on this site, consideration has to be given to the impact of the replacement dwelling on the character and appearance of the area and how it may impact on those living adjacent to the site.

### Design, site layout and impact on local character and appearance of area

The proposed dwelling is shown as being located broadly across the siting of the former cottage but in view of its differing proportions, the front (SE) elevation is around 2m in front of the retained kitchen/dining room and the elevation facing the road falls short of the NE extent of the former cottage. In terms of site layout, these changes are not significant and would have a limited impact on the street scene, some 36m away. From the direction of the open countryside to the south west, the proposed dwelling would be situated behind the retained element and although the first floor element would have a greater mass than the former cottage, the overall height of the proposal is comparable to the cottage. It would also be set in from the countryside boundary by around 10m.

Clearly the design of the proposed dwelling is significantly different to the former cottage on site. In this respect, it should be noted that the former cottage on site was significantly different to other properties in the immediate area which were predominantly built in the 1960s/70s. On this basis, it would be difficult to resist the proposed dwelling on the grounds that it is out of context as the context has clearly changed in this part of Bransgore since the cottage was first built.

In view of the current living circumstances of the applicant and their family, the proposed dwelling has been chosen from a company who offer a complete 'turn key' package on the basis that it would result in a finished home quicker than a more traditionally constructed house. This has resulted in some issues which arose being difficult to address. Whilst it would have been preferable to have had a dwelling with lower eaves and fewer windows, the applicant has worked with the company and as a result, a smaller rear projection, first floor windows and provision of a 'fake' window to the right hand opening of the north eastern most bedroom are now proposed in order to help address these concerns.

### Residential amenity

Concerns have been expressed locally with regard to the impact of the proposed dwelling on privacy overbearing impact and light to adjoining occupiers. Whilst the previous cottage was two storey, there were only three first floor windows serving

each of two bedrooms and the landing. Due to the diminutive nature of the cottage, these windows were at a significantly lower level than those proposed on the new dwelling with the top of the old windows likely to be around the height of the first floor cill level.

From the information provided, the cottage bedroom windows would have been between 20-25m from the rear ground floor windows of the adjacent bungalow 'Four Oaks' and at an oblique angle. The proposal involves four bedroom windows and a bathroom window to the front elevation although one of these windows, closest to Four Oaks, would be false and would not offer any views. The window adjacent to this false window would be approximately 18.5m from the closest window at the rear of Four Oaks, again at an oblique angle and with a close boarded fence between the two together with some vegetation outside of the applicant's control. The window, and others in this elevation would look directly down the applicant's own garden.

To the rear of the dwelling, the rear projection has been reduced in size and the bedroom window relocated to the south west elevation overlooking the open countryside. There will therefore be no impact on privacy to 'Drifters' (no.18).

It is difficult to fully ascertain the impact of the proposal over and above the previous cottage on the site now that the main cottage has been demolished. However, with the information provided on the submitted plans, indicating where the footprint of the proposed would be in relation to the former cottage together with the proposed elevations, it is noted that the increased massing of the proposal would have some impact on the outlook from the adjoining properties. However, in view of the distances between proposed and existing dwellings together with the boundary treatments to the respective properties, it is not considered that this impact would be detrimental to the living conditions of adjoining occupiers.

Concern has also been expressed in relation to the proposal impacting on light to adjoining properties. It is noted that whilst the overall height of the proposed dwelling is comparable to the previous cottage, the massing is slightly different and this will have some impact on light to adjoining garden areas. However, in view of the distance and orientation of the proposal to the nearest residential properties, it is not considered that this impact would be such to warrant refusal.

#### On Site Biodiversity and protected species

The part of the site where the dwelling is proposed has little biodiversity at present following the removal of the former dwelling. However, in order to increase bio-diversity on site, a condition is included relating to the provision of bat/bird boxes.

Type	Proposed Floor space (sq/m)	Existing Floor space (sq/m)	Net Floor space (sq/m)	Chargeable Floor space (sq/m)	Rate	Total
Dwelling houses	231	110.81	120.19	120.19	£80/sqm	£12,314.85 *
Subtotal:	£12,314.85					
Relief:	£0.00					
Total Payable:	£12,314.85					

## 11 CONCLUSION

There are no objections to the principle of providing a replacement dwelling on this site. The former cottage, although an historic building, was very different to the more modern surrounding development. It is accepted that the proposal is also different to those surrounding properties however the proposed design is not considered to be harmful to the character of the area.

Whilst there are some impacts on the residential amenities currently enjoyed by the immediately adjoining dwellings, the overall impact is not considered to be significant such as to warrant refusal in terms of a loss of residential amenity.

## 12 OTHER CONSIDERATIONS

Reference has been made to the existing sewage pipe which runs through the site. This has been noted by the applicant and can be dealt with outside of the planning process. The applicant has also clarified that the previous cottage was connected to the mains and there is no need for a septic tank.

## 13 RECOMMENDATION

### Grant Subject to Conditions

#### Proposed Conditions:

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 development permitted shall be carried out in accordance with the following approved plans:

156-001 rev.P1 - site location  
156-002 rev.P1 - site layout  
156-100 rev.P1 - existing layout  
156-101 rev.P1 - existing elevations  
156-102 rev.P3 - proposed layout  
156-103\_B rev.P2 - proposed layout

Reason: To ensure satisfactory provision of the development.

3. Before the framework of the dwelling hereby permitted is provided on site, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. Before the occupation of the dwelling hereby permitted, a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning 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), with particular reference to the area adjacent to the western most part of the rear garden to Four Oaks;
  - (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.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. The outbuildings adjacent to the northern boundary of the site shall be removed within 3 months of the occupation of the dwelling hereby approved.

Reason: The outbuildings do not currently have the prior benefit of planning permission nor has this been sought.

6. Before occupation of the dwelling hereby permitted, ecological enhancements shall be provided to demonstrate biodiversity net gain in line with the NPPF. This can take the form of bird boxes (swift preferred) and/or bat boxes attached to the dwelling.

Reason: To increase bio-diversity in accordance with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

**Further Information:**

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# New Forest DISTRICT COUNCIL

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## PLANNING COMMITTEE

January 2022

CORBOY  
WILTSHIRE ROAD, BRANSGORE  
BH23 8BH  
21/11400

Scale 1:1250

N.B. If printing this plan from  
the internet, it will not be to  
scale.

