



SHERLOCK ARCHITECTURE

SUPPORTING STATEMENT

for the

construction of a link between the house  
and garage and associated internal  
alterations

at

9 THE COPPICE  
BROCKENHURST

ISSUE 1—pre-application

May 2021

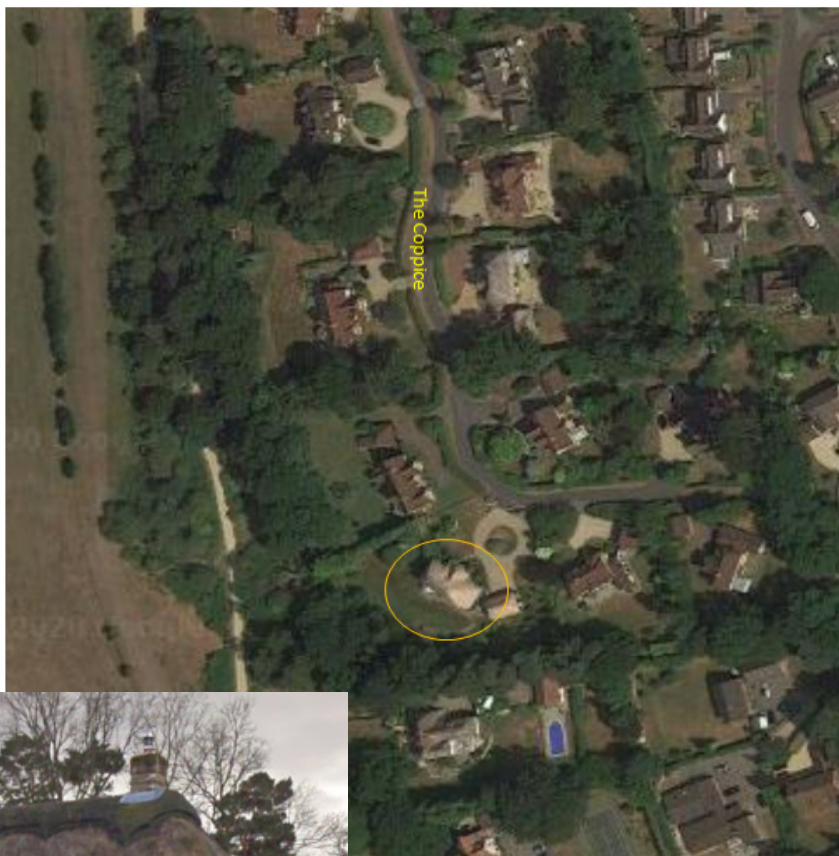
## introduction

The Coppice is a cul-de-sac development of 15 substantial detached dwellings built in the 1990s. Each house stands in a spacious mature plot.

The site is on the western edge of the defined settlement boundary of Brockenhurst, outside the conservation area and backs on to open Forest. The Coppice is accessed from Rhinefield Road.

There is no obvious building line, houses are not equally spaced, there is no formality in the arrangement of buildings on the site and no pattern to the relationships between the houses and their garages except that, in most cases, garages are fairly prominent and often forward of the dwelling. The houses are of broadly similar size, height and mass but they are all different in design and materials. They are generally all set back from the road behind hedging of varying height and density

No 9 is a thatched property with a thatched triple garage.



## the proposal

This document has been prepared in support of an application for planning permission to construct a link between the house and garage and carry out associated internal alterations. This includes provision for the possible future installation of a lift.

The main reason for the alterations is to create more spacious and accessible ground floor accommodation for one of the occupiers as a result of a recent health diagnosis which might lead to mobility issues in the future.

The link to the garage will be built in similar materials, including an extension to the thatched roof. The garage is at an angle to the house which has the effect of reducing its apparent size when viewed from the front, the main vantage point. This will remain the case after the link has been constructed. The extended garage roof will remain at the same height. The roof to the link will be a lot lower. The floor area will increase only by the area of the space currently existing between the house and garage. There is no incursion into the plot other than to create tidy detailing at abutments.

## planning history

There is no evidence on line of any relevant recent planning history.

## planning Policy

Relevant planning policies include:

National Planning Policy Framework (NPPF) 2019:

Sec 7- requiring good design

Sec 15 - conserving and enhancing the natural environment

New Forest National Park Authority Local Plan, adopted in August 2019:

SP1 - Supporting Sustainable Development

DP2 - General Development Principles

SP17 - Local Distinctiveness

DP18 - Design Principles

DP37 - Outbuildings

The NFNPA Design Guide SPD is also relevant.

In addition to the specific policies, relevant considerations are the impact on the character and appearance of the area.

The NPPF acknowledges (para 124) that the creation of a high quality built environment is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development. It also requires (para 127) development to be sympathetic to local character, respect surrounding built environment and maintain a strong sense of place in terms of building gaps, spaces and materials.

The first National Park purpose, together with national planning policy, recognises the importance of conserving and enhancing an area's local character.

Policy SP1 provides an overarching approach to the delivery of sustainable development and requires all development to conserve and enhance the "the natural beauty, wildlife and cultural heritage of the National Park and its special qualities. New development is expected to enhance the landscape through high quality design which respects the local distinctiveness of the area and "contributes to the built and historic environment and makes use of sustainable building techniques, local materials and minimises energy use and waste".

Similarly, DP2, which is consistent with the NPPF, sets out a presumption in favour of sustainable development, requiring all development in the National Park to "uphold and promote the principles of sustainable development" and "demonstrate high quality design and construction which enhances local character and distinctiveness". All new development must be appropriate in terms of scale, appearance, form, siting and layout.

Local policy SP7 further emphasises the importance of conserving the landscape character for ensuring that development is compatible for the type of landscape in which it is located. Again, design, layout, scale and mass are all relevant. Policy SP17 expresses concern that individual or cumulative development should not erode the local character.

DP18, covering design principles, further reinforces the need for sustainable construction standards and techniques. The need to "maximise energy efficiency and take account of landform, layout, building orientation, massing and landscaping to be minimise energy use and CO2 emissions" as required by this policy have all been considered in the proposed design. The orientation and fenestration take into account solar shading and solar gain. The construction will aim to minimise the carbon footprint during the build, and after occupation, through careful selection of materials and services, good detailing and high levels of insulation.

DP18 also requires development to be "contextually appropriate" and should not "harm key visual features, landscape setting or other valued components of the landscape, and enhances these where appropriate".

9 The Coppice is an individually designed property set among other unique dwellings. Provided alterations and extension are sympathetic, there should be no adverse effect on the appearance or setting of the house or the area as a whole.

The existing house and garage roofs are hipped which has the effect of increasing the distance between them when viewed from the road. Even with the extension, there will still be space between them at roof level so the overall appearance is not significantly altered. The main roof lines of the dwelling and garage will not change and no part of the resultant building will be out of proportion with any other part.

The proposal would, therefore, comply with policies requiring development to be appropriate and sympathetic to the locality with no adverse impact on the character of the National Park. There will be no effect on the surroundings and no loss of amenity to any neighbouring property

The extension will increase the internal ground floor area by some 35 sq m which is well within what policy allows.

The proposal will not give rise to any changes in parking provision. There will be no loss or damage to any trees.

## conclusion

This proposal consists of a fairly modest link extension between the two existing buildings. The additional space will allow for existing ground floor layout to be reconfigured to make it more spacious and, therefore, more accessible for an occupier who is likely to have reduced mobility in the future.

These adaptations have been achieved with minimal visual impact on the existing house or the neighbours or the area as a whole.