

Preface

This statement has been prepared to accompany a Householder Application for Planning Permission for the demolition of two existing outbuildings at The Cottage, Martin's Road, Brockenhurst, and the construction of a new single storey detached outbuilding at the rear of the site. This application comes following the grant of planning permission for a similar detached garage in 2021, application number 20/00740.

Located to the north of Brockenhurst, within the Brockenhurst Conservation Area, Martin's Road is a cul-de-sac of approximately a dozen dwellings set apart from the bulk of the town, which enjoy views across the open forest.

The Cottage is a detached, 3-bedroom dwelling, which was converted into a single unit from two separate cottages in 2003 by the previous owner. The Cottage is traditional in form, with a pitched roof. Walls are finished in red brickwork, and the roof is finished in slates. The other dwellings on Martin's Road are of similar appearance, some painted white. The dwelling and its outbuildings are not listed.

The Proposal

There are two derelict concrete outbuildings at the rear of the existing site which are proposed to be demolished and replaced with a quality replacement rectangular outbuilding (approximately 6.5m x 8m), incorporating a 1.5 bay garage and an office for home working. The proposed garage would be accessed from the rear of the site via an existing private lane.

The proposed building would be finished with natural timber cladding that would weather down over time and help the building to blend in to the surrounding forest landscape. Its pitched roof would be finished in slate and dark grey ridge tiles to match the existing house. Doors and windows would also be finished in timber, and a high-quality sectional door would serve the garage.

The outbuilding would not be visible from Martin's Road, and so would have no impact on amenity from the West. It would be visible from the other properties on Martin's Road, but is located at the rear of the long garden, more than 40 metres from the rear of the neighbouring houses, and so would have very minimal impact on their amenity. The location and scale of the outbuilding mirrors similar outbuildings in the neighbouring Knoll Cottage, Hollies and Birch Cottage. We would deem this replacement of the existing derelict outbuildings to be an enhancement of character of the locality.

There is currently no on-site parking allowance for The Cottage. The property, and many of the other residences on Martin's Road, currently utilise a shared on-road gravel parking area on the opposite side of Martin's Road. As such, the proposed garage would provide the property with private on-site parking that would reduce the parking load on the existing shared area, and therefore its impact upon the open forest immediately adjacent to it.

Conclusion

The proposed outbuilding respects the surrounding natural and built environment by:

- Being an appropriate scale, subservient to the existing dwelling house.
- Being located suitably on the site to minimise its impact on the amenity of the surrounding properties.
- Its use of vernacular materials that will weather down over time.
- It's reduction of the impact of vehicles on the existing shared on-street parking and the surrounding forest.
- Following the precedent of existing outbuildings which serve neighbouring properties.