



THE FRIENDS OF BROCKENHURST

Reply to: -

Brookley Farmhouse Sway Road Brockenhurst Hampshire SO427RX
01590 623935 brookleyfarmhouse@btinternet.com

Sent as attachment to Email only

16 November 2015

Deborah Slade
New Forest National Park Authority
Lymington Town Hall
Avenue Road
Lymington SO41 9ZG

Dear Deborah,

**Application 15/00746 GREENHOLM, NORTH WEIRS, BROCKENHURST, SO42 7QA
Retention of first floor side extension; alteration to dormer window; alterations to fenestration**

1. Friends of Brockenhurst (FoB) objects to this application and will support NFNPA in any appeal against refusal. FoB requests that a stop notice is issued immediately as the build is proceeding contrary to the granted application and contrary to the drawings submitted in the revised application under consideration.

2. FoB likes to think there is little between the views of the Authority and Friends of Brockenhurst when it comes to the judgement of design and bulk. On only two occasions recently has our judgement differed - Greenholm in North Weirs (00680) and Marigold Cottage in Lyndhurst Road (00041). The view that our judgements fall just either side of a line is partially born out by FoB's objection and the Authority's refusal of 00798.

2. The developer of Greenholm no doubt discussed with the Authority what was the biggest, bulkiest and most profitable house that could be build in this sensitive location facing the open forest and an application (00680) was submitted. He has then stuck two fingers up at the Authority, his neighbours and the Village community by building something very much the other side of the line. Hoping no doubt that lassitude or inefficiency would enable retention. He may have had reason to hope as the Authority's handling of this case has been unsatisfactory.

3. FoB objects to the retention of the side extension. It undermines the whole purpose of the agreed design as it offered some (in FoB's view inadequate) visual protection to Rose Cottage and lessened the bulk of the building to the neighbour and the Forest. The loss of this feature completely undermines the design and is unacceptable. This change is not shown in the "as built" and "proposed" drawing submitted with this application. **Will the Authority advise what the developer intends?**

Coupled to this is the estimated 40% increase in the size of the middle gable - this is not a minor change to the fenestration. Whereas in the original design this feature served to break up the roof, it now adds to the excessively bulkiness of the whole building. The change is not shown in the "as built" and "proposed" drawing submitted with this application. **Will the Authority advise what the developer intends?**

4. The gap to the boundary with Rose Cottage is now (excluding gables) and measuring to the far side (Rose Cottage side) of the dividing wall hardly a metre. It is the view of FoB that this is a deviation to the plans submitted with application 00680. This change is not shown in the "as built" and "proposed" drawing submitted with this application. **Will the Authority advise what the developer intends?**

Certainly the side of Greenholm from the front door of Rose Cottage is overpowering (see below). It is the view of FoB that if the gap has been reduced and in the absence of a drawing of the proposed retained extension then proper consultation on the current revised plan is not possible and consideration must given as to whether a breach of ECHR Article 8 and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property) is occurring.

The Friends of Brockenhurst was established in 1957 and has striven to achieve its main goal of trying to protect, improve and develop the character and amenities of Brockenhurst and surroundings area for the benefit of residents and the wider community.

5. I assume the developer threw in the plastic windows as the give away in a compromise. It is difficult to believe this is a serious proposal in the conservation area.

Yours sincerely,

Araban Barker.

FoB Planning

PS Can the Authority conform in writing that the Conservation Officer visited the site and was aware that the drawings submitted with 00746 were erroneous.



The Friends of Brockenhurst was established in 1957 and has striven to achieve its main goal of trying to protect, improve and develop the character and amenities of Brockenhurst and surroundings area for the benefit of residents and the wider community.