

Working to Protect the New Forest



PLANNING COMMITTEE

Reply to: -

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

Sent as attachment to Email only

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Clare Ings
New Forest National Park Authority
Lymington Town Hall
Avenue Road
Lymington SO41 9ZG

Dear Clare,

Application 15/00151 Thorns Beach House, Thorns Beach, Beaulieu SO42 7XN Replacement Dwelling etc

1. New Forest Association (NFA) objects to this application.
2. The government rightly emphasises the *unspoilt coastline* in its description of the outstanding nature beauty of the New Forest(*1). The North Solent Shore is wonderful by day and night and increasingly valued as adjacent developments in UK's sixth biggest built up area (*2) continue apace. NFA are grateful to the efforts of NFNPA and NFDC before in maintaining the protection of this coast over half a century.
3. This is the same application as previous and the same application of the one before that. That main change seems to be that on this occasion the applicant has spent more on publicity. This season's variation in the design of the house is, in the opinion of NFA, marginally worse than its 2014 variant (00520), and challenging the 2012 variant (97684). It is thus miles away from achieving the criteria set out by the inspector at the last rejected appeal.

Indeed it is the view of NFA that the design is so poor that fails the test of good design given in DP1. Dwellings facing the Solent and its river estuaries are not typical in the NF National Park and give the opportunity for more imaginative design on rebuild and extension than the usual interpretation of DP10 & DP11 combined allows. But with that extra freedom comes the extra responsibility for design quality respecting the idyllic backdrop. The test is not that the new house looks great in the background; a pile of bricks would do that, but that the replacement leads to an enhancement to the immediate setting. NFA contends that even with the building at its minimum height that is not the case with this design and that continual dabbling is now making it worse. Further the design should fairly be considered when raised to a height that would satisfy DoE flood risk criteria - after all the background is not going to rise with the sea water

Or is it intended to seek planning approval will be required, with the possibility of refusal, each time the ridge height of the house is raised.

4. It seems in any case that the applicant has largely given up trying to persuade the Authority that the design is exceptional as greater emphasis is placed on the ability to raise the house to cope with predicted sea level rise. How is it innovative to lift a house on a few Acrows and stick in a couple of extra brick rows in order to avoid water licking at the door? Minimal research reveals how commonplace the procedure is and always has been.

NFA contends that even if subject to a dozen patent applications (how many have been applied for?) the term in para 55 refers to innovative design that is novel and revealing to the eye, not to the use of plastic I beams.

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5. If the design fails to meet the criteria of NPPF para 55, it must be judged against DP10 and DP11. It fails to meet those requirements. And it fails to meet those requirements in a situation where there are several reasons to insist upon adherence and no reasons to make an exception.
6. The plans refer to *site boundary* rather than curtilage and NFA reserves its position in this matter and any associated investigation of rights of common, back up land etc.
7. NFA pleads with the owner of this land, who is very much a part of the Forest community, to recognise and embrace the beauty of these few square metres of crowded South East England and expend his talent and riches in its enhancement.

Graham Baker.

Graham Baker, NFA Planning Committee

(*1) www.nationalparks.gov.uk Special qualities in the New Forest. *Outstanding natural beauty: the sights, sounds and smells of ancient woodland with veteran trees, heathland, bog, autumn colour and an unspoilt coastline with views of the Solent and Isle of Wight.*

(*2) South Hampshire built up area - 2011 census

Graham Baker.

Graham Baker, NFA Planning Committee