

ITEM 9

APPLICATION NO.	18/01110/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	01.05.2018
APPLICANT	Jane and David Drew
SITE	1 Yew Tree Close, Goodworth Clatford, SP11 7RR, GOODWORTH CLATFORD
PROPOSAL	Conversion of garage to bedroom, erection of single storey garden room to rear, and storage outbuilding
AMENDMENTS	Amended plan received 23.05.2018: IYC-A-L-200B Amended plan received 24.05.2018: IYC-A-L-201
CASE OFFICER	Mrs Donna Dodd

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 1 Yew Tree Close is a two storey linked property which is located at the end of a row of three properties. The Yew Tree Close development is set to the rear of the main Goodworth Clatford road. The Goodworth Clatford conservation area runs along the eastern boundary of the property.

3.0 PROPOSAL

- 3.1 The application seeks permission for the conversion of the existing integral garage to a bedroom; the erection of a single storey garden room to be located to the rear of the host property, and the erection of a storage outbuilding to be located within the rear garden.

4.0 HISTORY

- 4.1 TVN.08606 - Installation of dormer window at rear elevation to facilitate conversion of roof space to family room – Permission subject to conditions and notes – 18.09.2002.
- 4.2 07/01924/FULLN – Re-site existing small shed and erect larger shed – Permitted development/works – 25.07.2007.

5.0 CONSULTATIONS

5.1 Trees – no objection.

Comments:

Proposed extension requires loss of small conifer – of screening merit between neighbours but strictly limited public amenity value; outside Conservation Area.

Proposed location for shed would require removal of shrubs from rear garden plus places foundation slabs within root protection area of off-site Sycamore and onsite Birch. No need for this to be of concern given very light nature of installation proposed.

5.2 Design and Conservation – **no objection.**

Comments: The proposed development should not have an adverse impact on the setting of the conservation area, the boundary of which runs along the eastern boundary of the property. The Yew Tree Close development is set to the rear of the main road, and is relatively contained and well screened.

The works proposed are in-keeping with the scale and overall character of the building, and the group within which it sits.

5.3 Highways – **no objection.**

6.0 **REPRESENTATIONS** Expired 01.06.2018

6.1 **Goodworth Clatford Parish Council – no objection.**

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

- COM2: Settlement Hierarchy
- E1: High Quality Development in the Borough
- LHW4: Amenity
- T2: Parking Standard

7.3 Supplementary Planning Documents (SPD)

Clatfords Village Design Statement

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- The character of the area
- Amenity
- Parking Standards
- Trees

8.2 **The principle of development**

The application site is located within the settlement boundary of Goodworth Clatford, as designated by the RLP (2016). The proposal would be acceptable in principle, with regard to policy COM2, subject to being appropriate to the other policies of the Revised Local Plan.

8.3 **Impact on the character and appearance of the area**

Garage Conversion

The existing garage and proposed development are located in a position such that limited public views would be possible from the access to the property. Any glimpsed views of the garage conversion would be seen in the context of the existing dwelling. The proposed external materials would match the materials of the host property, and in this respect, the proposal would not adversely affect the character and appearance of the area.

8.4 Rear garden room extension

The proposed garden room would be attached to the rear (west) of the host property and would not be visible from public vantage points. The garden room would measure 5540mm in depth, 3890mm in width and would be 3200mm in height (including the lantern). The proposed external materials for the walls, windows, doors and rainwater goods would match the existing external materials of the host property. To the rear of the property boundary is a privately owned field, the site boundaries are well screened with mature vegetation. The proposal would be simple in design and in keeping with the age and style of the host property and neighbouring properties. It is also noted that the neighbouring property has had a similarly designed extension approved. It is considered that the proposed garden room would be acceptable as it would integrate with and respect the character of the area.

8.5 Storage outbuilding

The proposed outbuilding would be located to the far end of the rear garden and would not be visible from public vantage points. The design, scale and materials are considered appropriate to the area.

8.6 It is considered that the garage conversion, garden room and outbuilding would integrate, respect and complement the character of the area with regard to layout, appearance, scale, materials and building styles in compliance with policy E1 of the RLP.

8.7 **Amenity**

Garage conversion

This element is not considered to result in any detrimental amenity concerns as a result of the screened location and type of development.

8.8 Rear garden room extension

All the properties within Yew Tree Close are well proportioned with good sized rear gardens. The proposal would be to the south edge of the host property's west elevation and would be single storey in design. The extension would be sited approximately 8.4 metres away from the boundary shared with 2 Yew Tree Close and would face the blank wall of their rear extension. As such, it is considered that there would no impact on the residential amenity of 2 Yew Tree Close in terms of privacy and access to daylight and sunlight.

8.9 The proposal would be approximately 2.7 metres away from the southern boundary shared with Yew Tree Barn. There are no windows proposed in the southern elevation, and therefore the privacy of Yew Tree Barn residents would be maintained. The garden of Yew Tree Barn is larger than that of the host property extending to the south allowing good access to sunlight and the proposal would not impact upon this. The mutual boundary between the properties consists of high-level fencing and mature planting, as such it is considered the proposal would not result in a detrimental impact upon the neighbours outlook. As such the rear extension would comply with policy LHW4 of the RLP.

8.10 Storage outbuilding

The proposed outbuilding would be located 1 metre from the mutual boundary of 2 Yew Tree Close. The mature planting and existing high-level boundary fence will largely screen the proposal retaining the privacy of the neighbouring property. Due to the limited scale and orientation of the garden, it is considered that the levels of sunlight and daylight to the neighbouring properties would not be negatively impacted. As such the outbuilding would comply with policy LHW4 of the RLP.

8.11 **Parking Standards**

The proposal would increase the number of bedrooms within the property from 3 to 4. It is considered that the remaining driveway would provide the required number of parking spaces to meet the parking standards. As such the proposal complies with policies T1 and T2 of the RLP.

8.12 **Trees**

The proposed garden room requires the loss of a small conifer, this tree is considered of screening merit between the host property and Yew Tree Barn but has strictly limited public amenity value.

The proposed location for the outbuilding would require the removal of shrubs from the rear garden and the placement of foundation slabs within the root protection area of the off-site Sycamore and onsite Birch. It is considered that there is no need for this to be of concern given very light nature of installation proposed. As such, the proposals comply with policy E2 of the RLP.

9.0 **CONCLUSION**

9.1 The proposals would integrate, respect and complement the character of the area. The privacy and amenity of the occupants and those of the neighbours would be provided for. The proposal is hereby in accordance with Test Valley Borough Revised Local Plan 2016 policies COM2, E1 and LHW4.

10.0 **RECOMMENDATION**

PERMISSION subject to:

1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of 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 hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: IYC-A-L-001, IYC-A-L-200B, IYC-A-L-201
Reason: For the avoidance of doubt and in the interests of proper planning.

Note to applicant:

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.
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