

7. **18/00814/FULLN (PERMISSION) 26.03.2018** 10 – 24
SITE: The Cottage, Cow Lane, **KIMPTON**

CASE OFFICER: Donna Dodd

8. **18/00940/FULLN (REFUSE) 26.04.2018** 25 – 42
SITE: Garages at Venice Court, Andover,
ANDOVER TOWN (ALAMEIN) / SMANNELL

CASE OFFICER: Mary Goodwin

APPLICATION NO.	18/00814/FULLN
SITE	The Cottage , Cow Lane, Kimpton, SP11 8NY, KIMPTON
COMMITTEE DATE	12 th July 2018
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1.0 ADDITIONAL INFORMATION/REPRESENTATION

- 1.1 The applicant has submitted an additional letter of support for the scheme for members of NAPC. This letter is attached to this update paper.
- 1.2 In paragraph 6.1 of the Agenda report the Parish Council's comments refer to an historic photograph taken c.1900. This photograph is attached to this update paper.
- 1.3 A petition has been submitted with 15 signatures to express agreement with Kimpton Parish Council's objection to the application.

2.0 VIEWING PANEL

- 2.1 A viewing panel was held at 9.30am on the 11th July 2018. Councillors Cockaday, Brook, Stallard and Budzynski attended with Councillors Lovell, Denny, Flood, Neal and Hawke sending their apologies.

Application No 18/00814/FULLN - The Cottage, Cow Lane, Kimpton, SP11 8NY, KIMPTON

Open Letter to Planning Committee members from the applicants, Mr R and Ms C Munnery and Norton

The proposal: To add a third bedroom and ensuite shower room above existing first floor extensions, incorporating removal of existing part thatched roof to achieve a more homogenous appearance.

Two rounds of pre-planning have been completed with TVBC to ensure the final proposal complies with all relevant planning considerations.

The areas of objection raised have been considered at length and the planning officer's report, along with all the supporting documentation, clearly satisfies each area of concern as summarised below.

Size and scale

There will be no increase to the footprint of the property.

The stepped design of the second storey on the elevation facing Afon relieves any perceived overbearing.

Removal of the thatch will reduce the overall height of the property and incorporate removal of the existing large and unsightly flue.

The proposed development is in keeping, both in terms of size and appearance, with surrounding properties; a view echoed by the Conservation department.

Removal of the thatch and impact on the character of the area

The site is not in a conservation area, the property is not listed and neither is it in the setting of any listed buildings.

The site sits within an area of the village dominated by modern buildings of varying forms and does not contribute to the setting of the conservation area.

Over time the building has been significantly altered from its original form and the resultant building has an unattractive and disjointed appearance. The proposed works would achieve a homogenous building with an appearance in keeping with our attached neighbour and surrounding properties.

Conservation have provided a strong response in favour of the development and confirmed that it complies with the relevant policies.

Replacement of the thatch with tiles on the existing dwelling could be achieved under permitted Development rights.



Overlooking

We have worked with the planning department and our agent in order to achieve a design which restricts the view from the first floor bedroom window and therefore minimises any overlooking.

Additional information and drawings provided by our agent demonstrate that the sight lines indicate minimal overlooking and are dictated by the proposed physical structure.

The drawings confirm that any small amount of overlooking would be to the rear of the neighbouring property's gardens and not in their private amenity area.

The garden has well established planting, including a large willow tree, that further blocks the view indicated on the drawings.

In accordance with the relevant policy requirements, the level of overlooking is insufficient to withhold permission.

A dormer window could be built on the rear elevation under permitted development rights and this would result in a much greater level of overlooking than the proposed development. Supplementary drawings have been provided to demonstrate this.



Impact on light

An assessment has been completed that concluded the impact on light to neighbouring properties was either negligible, or non-existent.

Access to Cow lane

Highways Agency have confirmed they have no issues.

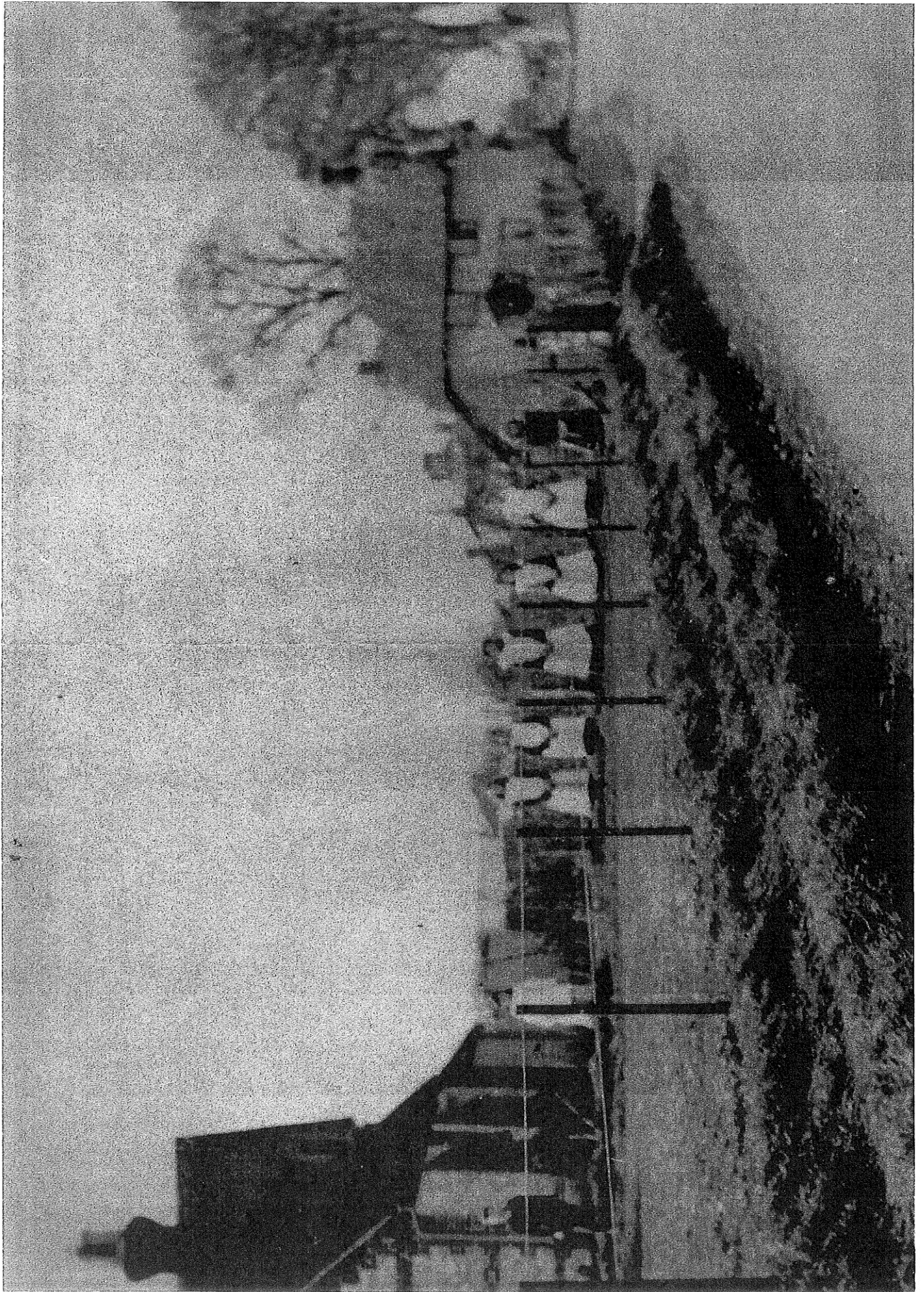
If the thatch were to be retained, scaffolding would inevitably be required at some point in order to maintain it and therefore scaffolding will be required at the property on Cow lane at some point in any case.

Parking

The proposed development does not give rise to any further parking requirements and is in accordance with the necessary parking standards.

Conclusion

Having reflected upon on all supporting documentation, relevant policy considerations and consultation responses, we strongly believe that there are insufficient grounds for refusal. We therefore ask that the committee do the same and grant permission.



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1.0 CORRECTIONS

- 1.1 There is an error on Page 3 of the Main Agenda, at item 8. The Officer Recommendation should be REFUSAL as per the recommendation at pages 35-36 (not PERMISSION).

2.0 ADDITIONAL INFORMATION

2.1 *Existing and proposed levels and trees:*

The applicant has responded to officer concerns regarding the accuracy of the section drawings showing existing and proposed levels to the rear of the houses, and the relationship between ground levels and existing trees (see para 8.6). The applicant has responded as follows:

'The section provided is taken through plot 4 as shown on the site plan and is based on the topographic survey provided, accordingly it is considered to be accurate. It would however be the intention to maintain the current levels around the trees and this may be achieved by the use of retaining structures/terracing of the gardens. It is considered that this could be agreed by an appropriate hard/soft landscaping condition were the application to be permitted.'

3.0 ADDITIONAL CONSULTATIONS

3.1 Highway Engineer

The Highway Engineer has commented further in response to third party representations regarding the content of the submitted parking survey. This survey measured overnight parking (00.30 – 05.30) and day time parking (11.00 – 14.00) in the immediate vicinity of the site. The survey did not include a survey of evening parking when evening visitors to the area might park at or near Venice Court. Third parties are concerned that the evening period may be when parking difficulties peak in the area and that the survey would not reflect this.

3.2 The Council's Highway Engineer has responded as follows:

The peak time for overnight parking varies from area to area, and would occur between 6 or 8pm (when most people are home from work) until 7 or 8am (when most people are ready to leave for work). The survey covers the middle of this period. There are no national or local guidelines on survey periods and the methodology used has been agreed with the applicant beforehand. The survey shows there is spare capacity in the surrounding area to absorb the displaced parking.

- 3.3 The main issue is that these are not allocated spaces and their removal will not impact on any particular dwelling's parking allocation, with reference to RLP Policy T2. While residents may park there at present, we cannot take this into consideration when looking purely at adopted parking standards.
- 3.4 I have looked at the accident record which could be critical in assessing highway safety and the only accident recorded in the last 5 year period was a pedal cyclist exiting Venice Court and running into a vehicle travelling south east on Icknield Road. It did not appear to be associated with the parking situation.

4.0 **PLANNING CONSIDERATIONS**

4.1 ***Landscape considerations - existing and proposed levels:***

The concerns that have been raised regarding the impact of the proposed development on the landscape setting, views and trees have not been satisfactorily addressed by the additional information provided by the applicant. The submitted section (see page 42) is considered to be inaccurate and insufficient to demonstrate how the development would be constructed, given the existing contours and proposed layout. Due to the undulating form of the landscaped area adjoining the garage court (where the TPO trees are located) and the lack of detail to demonstrate how the levels and boundaries would be treated within the rear gardens, it is not considered that hard and soft landscape conditions could satisfactorily address the various landscape, visual amenity and tree concerns raised, with regard to the provisions of RLP policies E1 and E2. The first and second reasons for refusal within the recommendation at paragraph 10.0 cover these matters.

4.2 ***Parking and Highway Safety considerations:***

It is considered that the submitted parking survey provides an accurate assessment of the parking situation at and adjoining the application site and that the survey methodology agreed with TVBC Highway Engineers is appropriate. The proposed development and parking layout accords with RLP Policy T2.

5.0 **AMENDED RECOMMENDATION**

No change