

## ITEM 10

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<b>APPLICATION NO.</b>	18/01563/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	19.06.2018
<b>APPLICANT</b>	Paula Grant and Tim Abrahm
<b>SITE</b>	Minaki, Cattle Lane, Abbots Ann, SP11 7DT, <b>ABBOTTS ANN</b>
<b>PROPOSAL</b>	Two storey side extension
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Mrs Donna Dodd

Background paper (Local Government Act 1972 Section 100D)

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### 1.0 INTRODUCTION

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

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Minaki is a two storey, semi-detached property located to the north west of Abbots Ann which benefits from off-street parking and a large garden to the front and side. To the rear of the property and set down at a lower level is Pillhill Brook and watercress beds. To the side of the property is an area laid to patio and a lower area of decking. The property is enclosed to the front with a post and rail fence. The property is outside of the settlement boundary of Abbots Ann.

### 3.0 PROPOSAL

- 3.1 The application seeks permission for a two storey side extension to provide an enlarged kitchen and dining room and an additional bedroom. The proposal would result in the removal of the existing single storey extension on the south east elevation. The proposed materials of the walls, roof, fascia and soffit and windows would match the external materials of the host property. The large wrap-around window on the ground floor would be finished in dark grey aluminium.

### 4.0 HISTORY

- 4.1 14/00596/FULLN - Relocation and replacement of oil tank – Permission subject to conditions and notes – 19.05.2014.

### 5.0 CONSULTATIONS

- 5.1 Environment Agency – No objection subject to informative.
- 5.2 Ecology – No objection subject to informative.

### 6.0 REPRESENTATIONS Expired 19.07.2018

- 6.1 Abbots Ann 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

COM11: Existing Dwellings and Ancillary Domestic Buildings in the Countryside

E1: High Quality Development in the Borough

LHW4: Amenity

E5: Ecology

T2: Parking Standards

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- Principle of development
- The impact on the host property and the character of the area
- Landscaping
- The impact on neighbouring properties
- Ecology
- Impact on parking provision

### 8.2 **Principle of development**

Minaki is located in the countryside as defined in the RLP. RLP policy COM2 sets out that development outside the boundaries of settlements will only be permitted if it is appropriate in the countryside in line with the relevant policies or is essential for the proposal to be located in the countryside.

RLP policy COM11 is one of the relevant policies, and sets out that in the countryside proposals for extensions of existing dwellings or the creation and extensions of ancillary domestic buildings will be permitted provided:

- a) it is not used for any other purpose other than the incidental enjoyment of the existing dwelling or as a residential annexe to the dwelling.
- b) The size and design of the proposal would not be more visually intrusive in the landscape.
- c) The design of the proposal is in keeping with the existing dwelling.

The proposed extension would provide additional living accommodation for the occupiers of the dwelling and as such would be used for purposes incidental to the enjoyment of the dwelling in accordance with RLP policy COM11 criterion (a). Criteria (b) and (c) are assessed further in the next sections.

### 8.3 **The impact on the host property and the character of the area**

Cattle Lane has a verdant character with mature trees and hedgerows, and as such there would be limited public views of the proposed extension from access points along Cattle Lane.

The development would be located on a relatively spacious plot. This spaciousness would not be significantly reduced as a result of the scheme and the character of the area would be respected in this regard.

With regard to the two storey scale of the proposal, although this would represent a significant addition to the existing building, the proposed ridge height would be set below the main ridge of the host property. Additionally, the front and rear elevations of the proposed extension would be set in from the existing property line making the proposal subsidiary to the original property and not dominate in scale as required by Policy E1 of the RLP. The proposed eaves would match that of the existing property, and the angle of the proposed roof slope would replicate the existing roof angle and would ensure that the proposal appears as a complementary addition to the host property.

It is considered that the proposal would not be more visually intrusive in the landscape than the original property and would be in keeping with the existing dwelling with regard to b) and c) of policy COM11. It is therefore considered that the proposal would integrate, respect and complement the character of the area in terms of layout, appearance, scale and building style and as such comply with policy E1 of the RLP.

#### 8.4 **The impact on neighbouring properties**

Policy LHW4 states that development will be permitted if it:

- a) Provides for the privacy and amenity of its occupants and those of neighbouring properties.
- b) Provides for private open space in the form of gardens or communal open space which are appropriate for the needs of residents.
- c) Does not reduce levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels.

The proposed extension would be located to the south-east of the property away from the attached property Awahnee. It is considered that there would be no adverse impact on the amenity of the occupiers of Awahnee in terms of privacy, outlook or loss of light and that the proposal would be in accordance with policy LHW4.

#### 8.5 **Water Management**

Part of the site is located in flood zones 2 and 3 and falls within the minor extension category of the Environment Agency (EA) standing advice. The standing advice for minor extensions sets out that the floor levels of the proposal should be no lower than the existing floor levels. The floor levels of the extension would match the internal floor levels of the existing property and therefore the proposal complies with the standing advice set out by the EA and Policy E7 of the RLP.

#### 8.6 **Ecology**

The application has been accompanied by a bat survey. The County Ecologist has confirmed that no evidence of bats were found in the survey and that there is limited potential for roost locations/access points within the application property. As such, it is considered that the proposal does not give rise to any adverse impacts on existing habitat or on-site ecology and is therefore in accordance with Policy E5 of the RLP.

**8.7 Impact on parking provision**

The site benefits from an existing access, driveway and a generous parking area, which are to be retained. The proposal would increase the number of bedrooms within the property from three to four. It is considered that the remaining driveway would provide for the three parking spaces required to meet the parking standards set out in Annex G of the RLP. As such the proposal complies with policies T1 and T2 of the RLP.

**9.0 CONCLUSION**

9.1 The proposal is considered acceptable, as it would integrate, respect and complement the character of the area. The privacy and amenity of the occupants and the neighbours would be provided for. The proposal is in accordance with Test Valley Borough Revised Local Plan 2016 policies COM11, E1, LHW4, E7, E5 and T2.

**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 MCLO8EP, MCLO661FPP and MCL0104BP.  
Reason: For the avoidance of doubt and in the interests of proper planning.**

**Notes to applicant:**

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to 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.**
2. **Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
3. **This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Pillhill Brook, which is designated a main river. This was formerly**

**called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:**

**<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>**

**Please be aware that the Environment Agency has up to two months to determine bespoke permit applications and the applicant is therefore advised to contact the local Environment Agency office as soon as possible to discuss making an application. A permit will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.**

**For any further advice, please contact your local Environment Agency FRA Permitting Office – [psohiow@environment-agency.gov.uk](mailto:psohiow@environment-agency.gov.uk)**

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