

ITEM 8

APPLICATION NO.	18/01841/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	16.07.2018
APPLICANT	Jane and David Drew
SITE	1 Yew Tree Close, Goodworth Clatford, SP11 7RR, GOODWORTH CLATFORD
PROPOSAL	Erection of shed to front of house
AMENDMENTS	
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 link-attached dwelling which is located at the end of a row of three properties. To the front of the dwelling is a large area laid to hardstanding used for the turning and parking of several domestic vehicles.
- 2.2 The Goodworth Clatford Conservation Area lies beyond the southern and eastern boundaries of the property. 'Foxcotte' lies to the east of the host dwelling and contains a number of mature trees within its rear garden. One of these is a deciduous tree which would be located approximately 1.7m from the proposed shed.

3.0 PROPOSAL

- 3.1 The application seeks permission for a timber shed to be located to the front of the host dwelling. The shed would measure 4.9m in length, 2m in width and 2.1m in height. The shed would be positioned 0.7m from the boundary fence of Foxcotte to the east and 0.5m from the boundary fence of Yew Tree Barn to the south.

4.0 HISTORY

- 4.1 18/01110/FULLN - Conversion of garage to bedroom, erection of single storey garden room to rear, and storage outbuilding – 25.06.2018
- 4.2 07/01924/FULLN – Re-site existing small shed and erect larger shed – Permitted development/works – 25.07.2007.
- 4.3 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.

5.0 CONSULTATIONS

- 5.1 Trees – No Objection .

6.0 **REPRESENTATIONS** Expired 17.08.2018

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
- E2: Protect, Conserve and Enhance the landscape character of the Borough
- LHW4: Amenity
- T2: Parking Standards

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**

The proposed development would be located in a position such that limited public views would be possible. The proposed shed would be of a modest size with a domestic appearance and would be characteristic of its residential surroundings. It is considered that the proposal would be seen in the context of the existing dwelling and the flank wall of Yew Tree Barn. In this respect, the proposal would not adversely affect the character and appearance of the area, in compliance with policies COM2 and E1.

8.4 **Impact on amenity of neighbouring property**

The proposed shed would be located 0.7m from the southern boundary of Yew Tree Barn. Due to the limited scale of the proposal, intervening boundary treatment and separation distances, the proposal would not give rise to an adverse impact on the living conditions of neighbouring property by virtue of loss of daylight, sunlight or privacy. As such, it would comply with policy LHW4 of the RLP.

8.5 **Parking standards**

The proposed shed would be located within an existing area of hardstanding used for the parking and turning of cars. While this area would be reduced in size, it is considered that the area retained would provide sufficient space for a the parking of three cars as required by Annex G of the RLP for a four bedroom dwelling such as the host property. As such the proposal complies with policy T2 of the RLP.

8.6 **Trees**

The proposed location of the shed would be on an area laid to hardstanding. No objection to the proposal has been raised by the Tree Officer and given the lightweight nature of the installation proposed, it is considered that there would be no impact on the nearest tree within the garden of 'Foxcotte'. As such, the proposal complies with policy E2 of the RLP.

9.0 **CONCLUSION**

9.1 The proposal would integrate, respect and complement the character of the surrounding area. The privacy and amenity of the occupants and those of the neighbours would be provided for. The proposal is not considered to result in the harm to trees, and sufficient parking can be provided. Therefore the proposed development is in accordance with policies COM2, E1, E2, LHW4 and T2 of the Test Valley Borough Revised Local Plan 2016.

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 plan, number: 1 YC-A-L-200
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 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.**