

ITEM 8

APPLICATION NO.	14/00099/FULLN
APPLICATION TYPE REGISTERED	FULL APPLICATION - NORTH 15.01.2014
APPLICANT SITE	Mr Michael Francis Pollin 36 Sarson Close, Ampport, Andover, SP11 8AB, AMPORT
PROPOSAL	Erection of two storey side extension to provide kitchen and homework/study space on ground floor with bedroom above
AMENDMENTS	
CASE OFFICER	Mr Martin McNamara

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Control Committee (PCC) as the Northern Area Planning Committee (NAPC) concluded the application should be permitted whereas the officer recommendation was that it be refused as it was contrary to policy SET01, DES06, DES07 of the Test Valley Borough Local Plan 2006.
- 1.2 The application was considered at NAPC at its meeting on the 6 March 2014, where it resolved to grant planning permission subject to conditions to include 3 year commencement and external materials of the extension to match the existing dwelling.
- 1.3
- A copy of the NAPC agenda report is attached at **Appendix A**
 - A copy of the NAPC update paper is attached at **Appendix B**

2.0 PLANNING CONSIDERATIONS

- 2.1 As set out in paragraph 1.2, the application was resolved to grant planning permission subject to conditions set out below in paragraph 3.0.
- 2.2 Members of the Northern Area Planning Committee considered that the proposed two storey extension would be acceptable and would not impact on the character and appearance of the streetscene.
- 2.3 Officer's assessment of the relative merits of the proposed development are already set out in the attached reports.
- 2.4 **CORRECTIONS**
Paragraph 8.13 of the NAPC agenda report set out that the proposed development did not provide additional bedrooms. The proposed development would provide an additional bedroom making the property a 5 bedroom dwelling, sufficient parking already exists serving this property, in accordance with Policy TRA02 of the Test Valley Borough Local Plan 2006.

2.5 CONCLUSION

Notwithstanding that dormers have been added to the rear elevation on No.36, dormers are not a common design feature of dwellings within Sarson Close. The impact of the proposed dormer on the wider area would be exacerbated by the position close to the road. Consequently the proposed dormer would have a negative impact on the character and appearance of the area. The proposed extension's proximity to the southern boundary would significantly diminish the openness between the dwelling and the roadway which is an important characteristic of Sarson Close and make No. 36 discordant and unduly prominent so that there would a detrimental impact on the character and appearance of the area. The proposed development is contrary to Local Plan policies SET01, DES06 and DES07.

3.0 RECOMMENDATION OF THE NORTHERN AREA PLANNING COMMITTEE PERMISSION Subject to conditions and notes:

- 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 materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Local Plan 2006 policy DES07.**

Notes 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.**

4.0 RECOMMENDATION OF HEAD OF PLANNING AND BUILDING REFUSE for the reason:

- 1. The proposed development in view of its proximity to the southern boundary and its design would make the dwelling unduly prominent within the streetscape. The proposed development would significantly and detrimentally affect the character and appearance of the area of Sarson Close and would be contrary to policies SET01, DES06 and DES07 of the Test Valley Borough Local Plan 2006.**

Notes 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.

APPENDIX A

Officer's report to Northern Area Planning Committee on 6 March 2014

APPLICATION NO.	14/00099/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	15.01.2014
APPLICANT	Mr Michael Francis Pollin
SITE	36 Sarson Close, Ampport, Andover, SP11 8AB, AMPORT
PROPOSAL	Erection of two storey side extension to provide kitchen and homework/study space on ground floor with bedroom above
AMENDMENTS	Amended Planning Statement received – 31/01/13
CASE OFFICER	Mr Martin McNamara

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is being referred to the Northern Area Planning Committee as there is a Staff interest.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 36 Sarson Close is a two storey semi-detached end plot property located within the village of Ampport, just outside the Conservation Area. Sarson Close slopes gradually from East to West.

3.0 PROPOSAL

- 3.1 Erection of two storey side extension with rear dormer to provide kitchen and homework/study space on ground floor with bedroom above.
- 3.2 The proposed side extension will have a lower ridge level than the existing dwelling with a dormer located on the back of the extension. The height of the proposed extension is 6.4 metres, width 3.15 metres and overall length 7.1 metres. The proposed side elevation facing the highway will incorporate 3 windows which is the same number present on the existing dwelling.
- 3.3 The application is a second submission following a refusal and dismissed appeal. The main changes to the current scheme in comparison to the most recently refused application (13/00278/FULLN) are:
- The length of the two storey extension is 7.1 metres, the length of the proposed extension has been reduced by approximately 1.2 metres from the refused scheme.
 - The height of the proposed extension is 6.6 metres; the height of the extension been reduced by 0.8 metres from the previously refused scheme.

- The width of the proposed extension is 3.15 metres, it has been reduced by 0.35 metres from the previously refused scheme.
- The previously proposed ground floor conservatory and front dormer window are not included.
- Two dormer windows and two roof lights have been installed in existing rear roofslope under permitted development since the previously refused scheme

4.0 HISTORY

- 4.1 13/00278/FULLN - Two storey side extension to provide enlarged kitchen and study with bedroom and en-suite over, provision of dormer at rear, erection of porch and conservatory/garden room, **REFUSED**, 29.04.2013

Reason for Refusal

The proposed development would alter the appearance of the existing dwelling and would significantly detract from its character and appearance. In addition to this, in view of its proximity to the southern boundary of the site the incorporation of dormer windows to front and rear elevations and in being prominent, the proposed development would significantly and detrimentally affect the character and appearance of the area of Sarson Close and would be contrary to policies SET01, DES06 and DES07 of the Test Valley Borough Local Plan 2006.

- 4.2 **APPEAL DISMISSED** 15.10.2013. Appeal Ref: APP/C1760/D/13/2202044

Inspector comments:

“The effect of the proposed development on the character and appearance of the existing dwelling and its surroundings.”

“I do not agree that the visual impact would be screened by the opposite building (29 & 30 Sarson Close) acting as a backdrop. No 29 & 30 are not so prominent in the street scene. Furthermore the proposed development would extend 36 Sarson Close near to its southern boundary which would make No 36 discordant and unduly prominent. The proposed extension would have a detrimental impact on this feeling of openness in the streetscape and consequently would be harmful to the character and appearance of the area.”

“The impact of the dormer windows on the wider area would be exacerbated by the prominent corner plot location of the appeal site which is visible from both the top and bottom of Sarson Close. The rear dormer windows would be particularly visible when viewed from the bottom of Sarson Close to the east. Consequently I consider the dormer windows would have a negative impact on both the character and appearance of the existing dwelling and its surroundings.”

“I have considered policies SET01, DES06 and DES07 against the Framework and consider that they are consistent with Section 7 of the Framework which supports the aims of the policies. Sustainable development includes the need to protect the built environment, which is something this scheme would fail to achieve. I see no reason why the other elements of sustainable development

should outweigh this concern. I have also noted the various other paragraphs identified in the Framework by the appellants but I consider they do not justify reaching a different conclusion with regard to this appeal.”

5.0 CONSULTATIONS

None

6.0 REPRESENTATIONS Expired 08.02.2014

6.1 Amport Parish Council – Support.

6.2 14 x emails of Support from:

- 3 Sarson Close, Amport
- 8 Sarson Close, Amport
- 11 Sarson Close, Amport
- 13 Sarson Close, Amport
- 14 Sarson Close, Amport
- 15 Sarson Close, Amport
- 16 Sarson Close, Amport
- 29 Sarson Close, Amport
- 35 Sarson Close, Amport
- 254 Weyhill Road, Andover
- Fiddlestick, Stanbury Road, Thruxton
- Pearl Cottage, Sarson Close, Amport
- Woodcote, Sarson Lane, Amport
- Grove House, Amesbury Road, Weyhill

6.3 Comments

- Design of the extension is sympathetic and in keeping with the other properties on the street.
- Design and layout is in keeping with the character of the area and the street scene of which the open feeling is maintained and the small side extension would not be over-bearing.
- It represents good design (according to TVBC planning and National Planning Policy Framework) that is a wise use of space and does not encroach or impact upon neighbours in any way. It is not too big in massing or height and does not hinder or block views, or interrupt public space or overcrowd the private space. The proposed application has also taken into account Amport village design statement with look and building materials. The application represents a sustainable option that agrees with local planning policy and national guidance.
- There is evidence of precedence being set with permission and development in the immediate area.
- The proposed extension would serve to sustain family/community within the rural and village setting (very much required in this case) in line with National Planning Policy Framework.
- It can only enhance the properties by providing individuality,
- It will affect traffic.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

7.2 Test Valley Borough Local Plan (2006)(TVBLP):

- SET01(Housing within Settlements)
- DES05 (Layout and Siting)
- DES06 (Scale, Height, and Massing)
- DES07 (Appearance, Details and Materials)
- AME01(Privacy and Private Open Space)
- AME02 (Daylight and Sunlight)
- TRA02 (Parking Standards)

7.3 Draft Revised Local Plan (2014)

On the 8 January the Council approved the Revised Local Plan (Regulation 19) for public consultation. It is intended to undertake the statutory 6 week period of public consultation in January and February 2014. At present the document, and its content, represents a direction of travel for the Council. The weight afforded it at this stage is limited. It is not considered that the draft Plan would have any significant bearing on the determination of this application.

7.4 Supplementary Planning Documents (SPD)

Amport Village Statement

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- Impact on surrounding area
- Impact on neighbouring properties
- Impact on parking provision

8.2 **The principle of development**

36 Sarson Close is located within the 'built up' area of Amport as designated by the settlement boundary map contained within the Test Valley Borough Local Plan (2006) and policy SET01 applies to the proposed development. This proposal is in compliance with SET01 provided the proposed development is in keeping with, and does not cause harm on the character of the surrounding area. The impact of the development is discussed below.

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

The application site is located on a corner plot located along the highway within a residential cul-de-sac. The cul-de-sac is characterised by semi-detached dwellings, of a similar design, situated in large spacious plots and set back from the boundaries of their plots. This creates a sense of openness; there is also a significant setback from the properties to the footway/carriageway giving the feeling of low density.

- 8.4 The proposed two storey extension will site the dwelling closer to the roadway, reducing the current space that exists between the dwelling and the road. The setback nature of this space from the roadway is a significant feature of the character and appearance of the area. It is an elevated site and can be clearly seen from the top and bottom of Sarson Close and in this respect the proposal is considered unacceptable.
- 8.5 The proposed development also includes a first floor dormer window on the rear elevation of the proposed extension. It is considered that the proposed dormer will be in keeping with the two existing dormers on the roof space. However, the rear of the property is particularly prominent when entering the estate due to the topography of the site and the position of the extension close to the carriageway. The majority of dwellings in the area do not have rear facing dormers and taking into account the above information, it is considered that the proposed dormer will negatively impact on the character and appearance of the surrounding area.
- 8.6 Taking into account the above comments, the proposed development would cause unacceptable harm to the character and appearance of the existing dwelling and its surroundings. As a result there would be a conflict with saved policies SET01, DES05, DES06 and DES07 of the Test Valley Borough Local Plan (2006), which aim to ensure, amongst other things, that development does not cause harm to the character of a surrounding area, does not detract from the character or setting of the original building and is of a high standard and attractive appearance which adds visual interest
- 8.7 Appeal Decision: APP/C1760/D/13/2202044
The design and scale for the extension has been slightly altered from the scheme dismissed at appeal, (see Para. 3.3) the main issues raised in that appeal have not been overcome. With this revised scheme and the reasons stated by the planning Inspectorate are still substantially applicable and relevant to the current scheme.
- 8.8 **Impact on neighbouring properties**
The neighbours that will be affected most by the proposed works are 5, 29, 30 & 35 Sarson Close.
- 8.9 35 Sarson Close is the attached neighbour located to the North. Due to the positioning of the proposed extension on the southern elevation, it is considered that the proposed will not have an adverse impact on issues such as loss of light / overlooking / overbearing.
- 8.10 5 Sarson Close is the neighbouring property on the southern side of Sarson Close. The side elevation of No. 5 faces onto the proposed two storey side extension. The sites are separated by a roadway and footpaths. It is considered that the proposal will not affect the amenities of No. 5 as the distance between the properties is approximately 16 Metres.

8.11 29 and 30 Sarson Close semi-detached properties which face directly on to the front of the development site. They are located approximately 30 Metres away from the front façade of the development site, which is partially screen by hedges and trees. It is considered the proposed extension will not have an adverse impact with the amenities of 29 and 30 Sarson Close.

8.12 It is considered that the proposed works submitted as part of this development are considered acceptable. It is considered that the proposed would not impact in the neighbouring residential amenities and is in accordance with local plan policies AME01 and AME02.

8.13 **Impact on parking provision**

There are no additional bedrooms proposed to the existing 4 bedroom. The submitted application provides for on-site parking space that meets the adopted Parking Standards for a 4 bedroom dwelling. It is therefore considered that the proposed development is in accordance with local plan policy TRA02.

9.0 **CONCLUSION**

9.1 The proposed development is considered unacceptable and would cause unacceptable harm to the character and appearance of the existing dwelling and its surroundings. The proposed development is contrary to Local Plan policies SET01, DES05, DES06 and DES07.

10.0 **RECOMMENDATION**

REFUSE for the reason:

1. **The proposed development would alter the appearance of the existing dwelling and would significantly detract from its character and appearance. In addition to this, in view of its proximity to the southern boundary and in being prominent within the streetscape, the proposed development would significantly and detrimentally affect the character and appearance of the area of Sarson Close and would be contrary to policies SET01, DES05, DES06 and DES07 of the Test Valley Borough Local Plan 2006.**

Notes 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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APPENDIX B

Officer's update report to Northern Area Planning Committee on 6 March 2014

APPLICATION NO.	14/00099/FULLN
SITE	36 Sarson Close, Ampport, Andover, SP11 8AB, AMPORT
COMMITTEE DATE	6 March 2014
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1.0 CONCLUSION

The conclusion has been reassessed as follows and results in an adjustment to the wording of the reason for refusal in the recommendation. Notwithstanding that dormers have been added to the rear elevation on No.36, dormers are not a common design feature of dwellings within Sarson Close. The impact of the proposed dormer on the wider area would be exacerbated by the position close to the road. Consequently the proposed dormer would have a negative impact on the character and appearance of the area. The proposed extension's proximity to the southern boundary would significantly diminish the openness between the dwelling and the roadway which is an important characteristic of Sarson Close and make No. 36 discordant and unduly prominent so that there would a detrimental impact on the character and appearance of the area. The proposed development is contrary to Local Plan policies SET01, DES06 and DES07.

2.0 AMENDED RECOMMENDATION

REFUSE for the reason:

- 1. The proposed development in view of its proximity to the southern boundary and its design would make the dwelling unduly prominent within the streetscape. The proposed development would significantly and detrimentally affect the character and appearance of the area of Sarson Close and would be contrary to policies SET01, DES06 and DES07 of the Test Valley Borough Local Plan 2006.**

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