

Notice of Meeting

Planning Control Committee

Date: Tuesday, 09 February 2016

Time: 17:30

Venue: Crosfield Hall (Romsey), Broadwater Road, Romsey, Hampshire, SO51
8GL

For further information or enquiries please contact:

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Legal and Democratic Service

Test Valley Borough Council,

Beech Hurst, Weyhill Road,

Andover, Hampshire,

SP10 3AJ

www.testvalley.gov.uk

The recommendations contained in the Agenda are made by the Officers and these recommendations may or may not be accepted by the Committee.

PUBLIC PARTICIPATION SCHEME

If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.

Membership of Planning Control Committee

MEMBER		WARD
Councillor C Collier	Chairman	Abbey
Councillor I Hibberd	Vice Chairman	Romsey Extra
Councillor G Bailey		Blackwater
Councillor P Boulton		Broughton & Stockbridge
Councillor D Busk		Broughton & Stockbridge
Councillor J Budzynski		Winton
Councillor P Bundy		Chilworth, Nursling & Rownhams
Councillor M Cooper		Tadburn
Councillor A Dowden		Valley Park
Councillor C Dowden		North Baddesley
Councillor D Drew		Harewood
Councillor M Flood		Anna
Councillor M Hatley		Ampfield and Braishfield
Councillor A Hope		Over Wallop
Councillor C Lynn		Winton
Councillor J Neal		Millway
Councillor I Richards		Abbey

Planning Control Committee

Tuesday, 09 February 2016

AGENDA

**The order of these items may change as a result of members
of the public wishing to speak**

1 Apologies

2 Public Participation

3 Declarations of Interest

4 Urgent Items

5 Minutes of the meeting held on 21 December 2015

6 Information Notes

7 15/01750/FULLS - 22.07.2015

9 - 36

**(RECOMMENDATION OF SOUTHERN AREA PLANNING
COMMITTEE: REFUSE)**

**(RECOMMENDATION OF HEAD OF PLANNING AND
BUILDING: PERMISSION)**

**SITE: 28 Beechwood Crescent, Chandlers Ford, Hampshire,
SO53 5PA, **AMPFIELD****

CASE OFFICER: Mrs Mary Goodwin

ITEM 6

TEST VALLEY BOROUGH COUNCIL

PLANNING CONTROL COMMITTEE

INFORMATION NOTES

Availability of Background Papers

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

Reasons for Committee Considerations

Applications are referred to the Planning Control Committee from the Northern or Southern Area Planning Committees where the Head of Planning and Building has advised that there is a possible conflict with policy, public interest or possible claim for costs against the Council.

The Planning Control Committee has the authority to determine those applications within policy or very exceptionally outwith policy and to recommend to the Cabinet and to the Overview and Scrutiny Committee revisions to policy resulting from its determination of applications.

Approximately 15% of all applications are determined by Committee. The others are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution.

Public Speaking at the Meeting

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from the Committee Administrator at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Committee Administrator within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors with prejudicial interests, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members *and* officers in advance of the meeting to allow them time to consider the content.

Content of Officer's Report

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

Status of Officer's Recommendations and Committee's Decisions

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

Conditions and Reasons for Refusal

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

Decisions Subject to Completion of a Planning Obligation

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

Deferred Applications

Applications may not be decided at the meeting for a number of reasons as follows:

- * The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.
- * Officers may recommend deferral because the information requested or amended plans have not been provided or there has been insufficient time for consultation on amendments.
- * The Committee may resolve to seek additional information or amendments.
- * The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.

Visual Display of Plans and Photographs

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application in the reception areas in Beech Hurst, Andover or the Former Magistrates Court office, Romsey. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

Human Rights

"The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- * Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- * Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision-making processes of the Committee. However, members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

Natural Environment and Rural Communities Act 2006 (NERC)

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: *"every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity"*.

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Local Plan and the draft Development Plan Document and the adoption of the former. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals.

Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

Other Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the saved Policies of the Test Valley Borough Local Plan 2006. Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Document (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 27 March 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework sets out that where the development plan is absent, silent or relevant policies are out of date permission should be granted unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

Specific policies in the Framework indicate development should be restricted.

However, account can also be taken of policies in emerging development plans, which are going through the statutory procedure towards adoption. Annex 1 of the NPPF sets out that greater weight can be attached to such policies depending upon:

The stage of plan preparation of the emerging plan;

The extent to which there are unresolved objections to relevant policies; and

The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

The National Planning Policy Framework states that 'In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.'

ITEM 7

APPLICATION NO.	15/01750/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	22.07.2015
APPLICANT	Mr and Mrs Humphrey
SITE	28 Beechwood Crescent, Chandlers Ford, Hampshire, SO53 5PA, AMPFIELD
PROPOSAL	Single storey front and rear extensions; raise roof to provide additional accommodation and storage to garage (Amended Scheme of 15/00571/FULLS)
AMENDMENTS	Amended plans: 25 January 2016
CASE OFFICER	Mrs Mary Goodwin

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Control Committee because the Southern Area Planning Committee (SAPC) at their meeting on 12 January 2016 was minded to refuse planning permission for a reason that Officers advised could not be properly substantiated and would likely result in a risk of an award of costs against the Council if the applicant should lodge an appeal.
- 1.2 In addition, and considering the reasons for refusal detailed in the previous application on this site (Para 4.1 and 4.2 of SAPC report recommendation), the LPA would be introducing new reasons for refusal and as such be at risk of an award of costs for unreasonable behaviour should the applicant appeal.
- 1.2
- A copy of the Officer report to SAPC on 12 January 2016 is attached at Appendix A.
 - A copy of the Officer Update Paper to SAPC on 12 January 2016 is attached at Appendix B.
- 1.3 Amended plans
The applicant submitted amended plans to the LPA following the SAPC meeting on 12 January 2016. Amended plans were submitted to the Council on 25.01.2016 to show the following changes:
- a) a reduction in the main roof pitch from 40 degrees to 35 degrees which reduces the overall ridge height by approximately 600mm;
 - b) the rear facing roof lights have been raised against internal floor level by 50mm, to have a minimum cill height of 1800mm above floor level. A site section through the first floor has been submitted to demonstrate this.
- 1.4 These two plans are included in the PCC agenda papers.

2.0 **POLICY**

2.1 Government Guidance

National Planning Policy Framework (NPPF)

Revised Local Plan (2014)

COM02 – Settlement Hierarchy

E1 – High Quality Development in the Borough

E2 – Protect, Conserve and Enhance the Landscape Character of the Borough

E5 – Biodiversity

LHW4 – Amenity

T2 – Parking Standards

T1 – Managing Movement

3.0 **PLANNING CONSIDERATIONS**

3.1 It was recommended to the Southern Area Planning Committee that planning permission be granted, subject to conditions, on the basis that the proposal would be in keeping with the character of the area and would not result in a detrimental impact on protected species or the local highway network. The proposal would result in the loss of a number of trees on the site of amenity value and subject to TPO but it is considered that due to a combination of poor health and conflict with the existing dwelling, their loss is acceptable, subject to suitable mitigation planting. The rear facing roof lights would result in a limited level overlooking and there would be a degree of additional overshadowing to neighbouring gardens for periods of the day. However, this would not significantly impact upon the amenities of the occupiers of neighbouring properties.

3.2 SAPC concluded that the proposals should be refused for the following reasons:

1. the proposed development would give rise to the loss of trees of high public amenity value;
2. the proposed development by virtue of its bulk, length and height, and in combination with its close proximity to the common boundary of properties to the rear, would adversely affect the outlook and visual amenities of those residents of nearby existing properties to the detriment of their future living conditions;
3. the proposed development would affect the spatial characteristics of No.35 Hocombe Wood Road, and in particular the effect of the proposed dwelling on the main, private recreational area of current and future occupiers of this property, adversely affecting the living conditions of these residents.

3.3 Whilst it is recognised that a number of tree losses are proposed, and that the proposed extensions are substantial, resulting in additional bulk and height at first floor level, it is considered that the proposal would not result in any significant material harm to the amenities of the occupiers of the neighbouring properties, for the reasons set out in the attached detailed report. Moreover, the proposed tree losses are considered acceptable and in accordance with good tree management principles, given the health and positions of the trees, several of which are at very close proximity to the existing dwelling.

3.4 As set out above (para. 1.3), the plans have been amended since the SAPC meeting to seek to further reduce the height and mass of the development and thereby to reduce its impact upon the residential properties to the north and further minimise opportunities for overlooking.

4.0 **CONCLUSION**

4.1 The proposal, as amended, would be in keeping with the character of the area and would not result in a detrimental impact on protected species or the local highway network. The proposal would result in the loss of a number of trees on the site of amenity value and subject to Woodland TPO but it is considered that due to a combination of poor health and conflict with the existing dwelling, their loss is acceptable, subject to suitable mitigation planting. The rear facing roof lights would result in a very limited level overlooking and there would be a very limited degree of additional overshadowing to neighbouring gardens for periods of the day. However, this would not significantly impact upon the amenities of the occupiers of neighbouring properties. As such the proposal complies with the relevant policies of the Revised Local Plan and is acceptable.

5.0 **RECOMMENDATION OF SOUTHERN AREA PLANNING COMMITTEE**

5.1 **REFUSE for the reason:**

1. **The proposed development would give rise to the loss of trees of high public amenity value;**
2. **The proposed development by virtue of its bulk, length and height and in combination with its close proximity to the common boundary of properties to the rear, would adversely affect the outlook and visual amenities of those residents of nearby existing properties to the determine of their future living conditions;**
3. **The proposed development would affect the spatial characteristics of No.35 Hocombe Wood Road, and in particular the effect of the proposed dwelling on the main, private recreational area of current and future occupiers of this property, adversely affecting the living conditions of these residents.**

6.0 **RECOMMENDATION OF HEAD OF PLANNING AND BUILDING**

6.1 **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. **No development shall take place above foundation level until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Local Plan 2006 policy DES07.

- 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows shall be constructed in the rear (north) elevations of the dwelling and/or garage above ground floor level [other than those expressly authorised by this permission].**
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Local Plan 2006 policy AME01.
- 4. The works hereby approved should be undertaken in full accordance with the provisions set out within the TP Marsh Arboricultural Tree Survey of February 2015, or as may otherwise be agreed in writing with the Local Planning Authority.**
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan policy DES 08.
- 5. Tree protective measures installed (in accordance with the tree protection condition above) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority Arboricultural Officer. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the fencing without the prior written agreement of the Local Planning Authority.**
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan policy DES 08.
- 6. All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protective barriers without the prior written agreement of the Local Planning Authority.**
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan policy DES 08.
- 7. Replacement tree planting shall be carried out, in accordance with the TP Marsh Tree Replacements plan TM-653-05 of August 2015, before the end of the current or first available planting season following completion of the development. The planting shall be retained and maintained to encourage its establishment for a minimum period of five years following completion of the development. If any tree planted in discharge of the previous condition, within a period of five years from the date of planting, (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted in the same place, or as may be agreed in writing with the Local Planning Authority.**
Reason: In order to perpetuate the level of tree cover of the area in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Local Plan 2006 policy DES10.

- 8. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers;**

Location and Block Plan - 14/2001/LB01 Rev D

Proposed Elevations - 14/2001/P02 Rev E

Roof Plan - 14/2001/P03 Rev C

Section - 14/2001/ST01 Rev B

Site Plan - 14/2001/S01 Rev D

Proposed Floor Plans - 14/2001/P01 Rev D

Replacement Tree Planting Plan - TM-653-05

Leachate Protection Plan – TM-653-04

Ground Protection Plan – TM-653-03

Tree Survey – TM-653.01

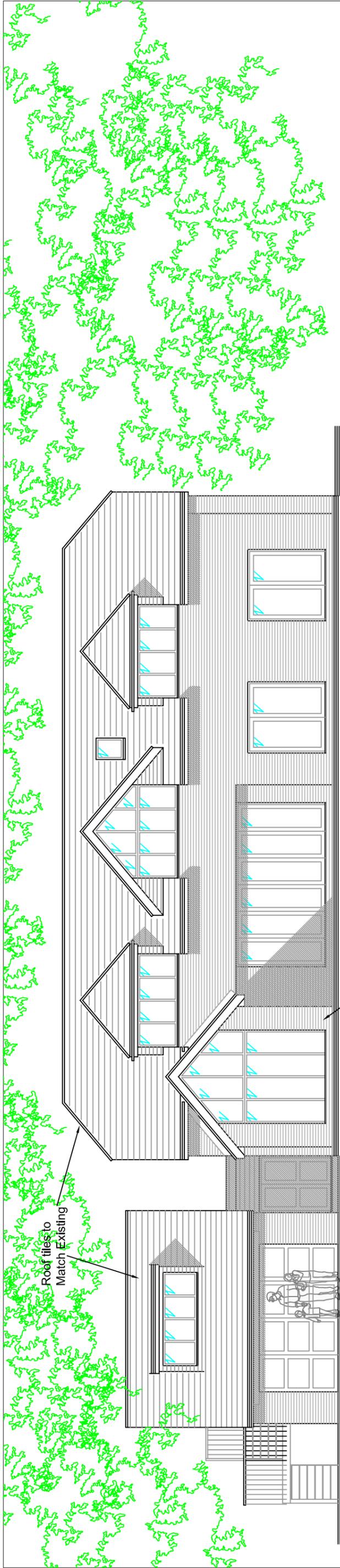
Existing Floor Plan and Roof Plan – 14/2001/EX01

Existing Elevations – 14/2001/EX02

Reason: For the avoidance of doubt and in the interests of proper planning.

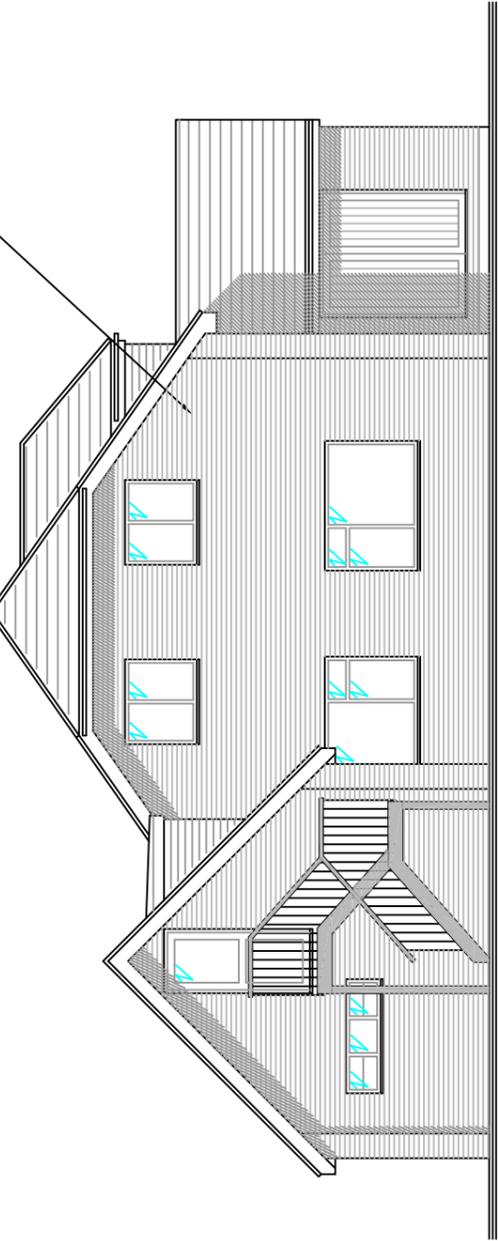
Notes to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to 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.**
 - 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 2010 (as amended). 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.**
-



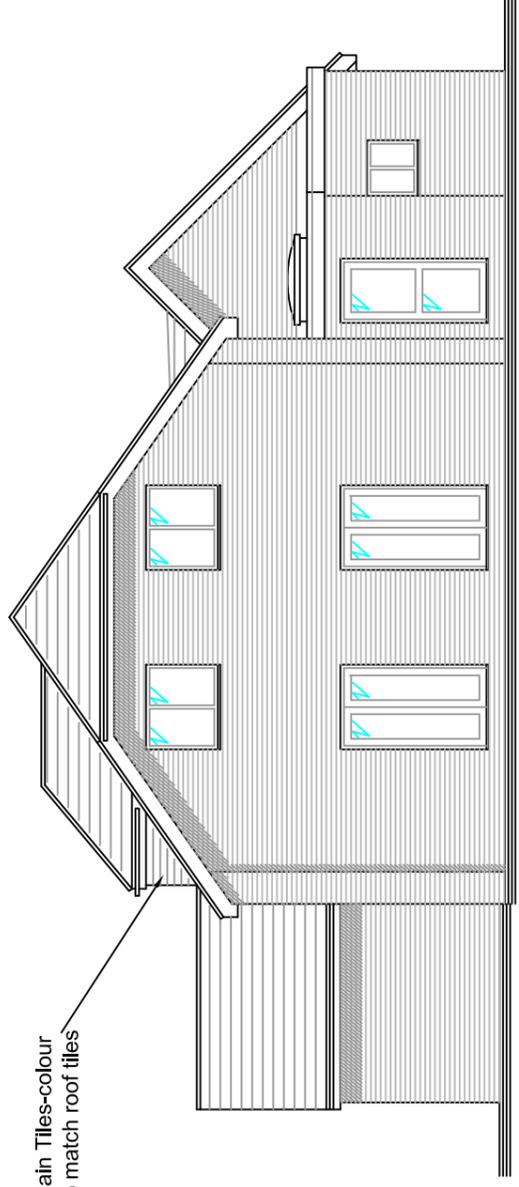
FRONT ELEVATION

Face Brick to Match Existing

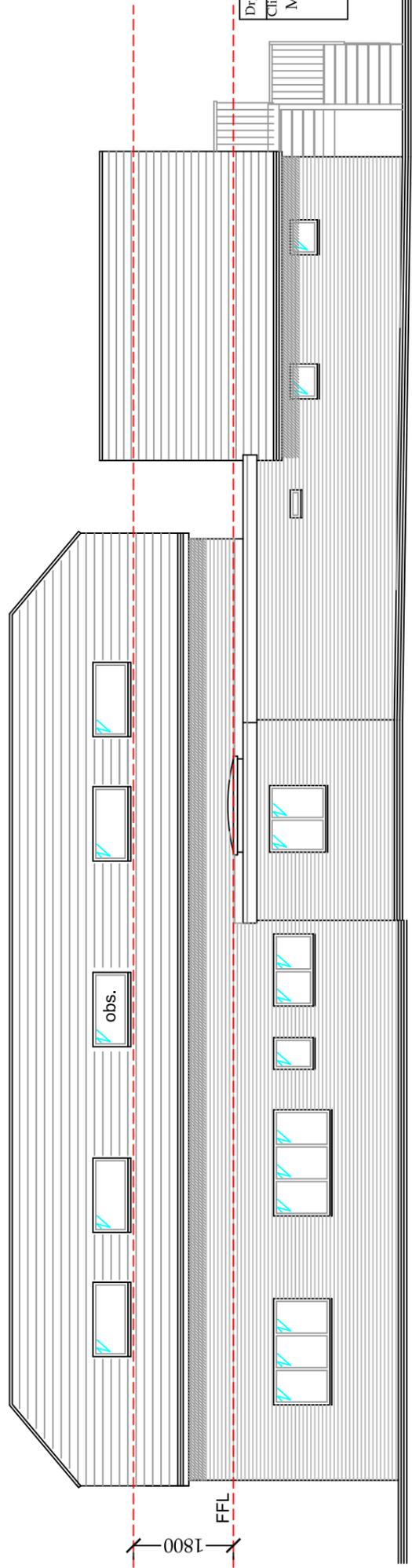


SIDE ELEVATION

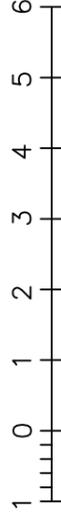
Plain Tiles-colour to match roof tiles



SIDE ELEVATION



REAR ELEVATION

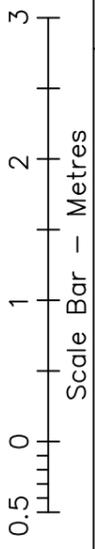
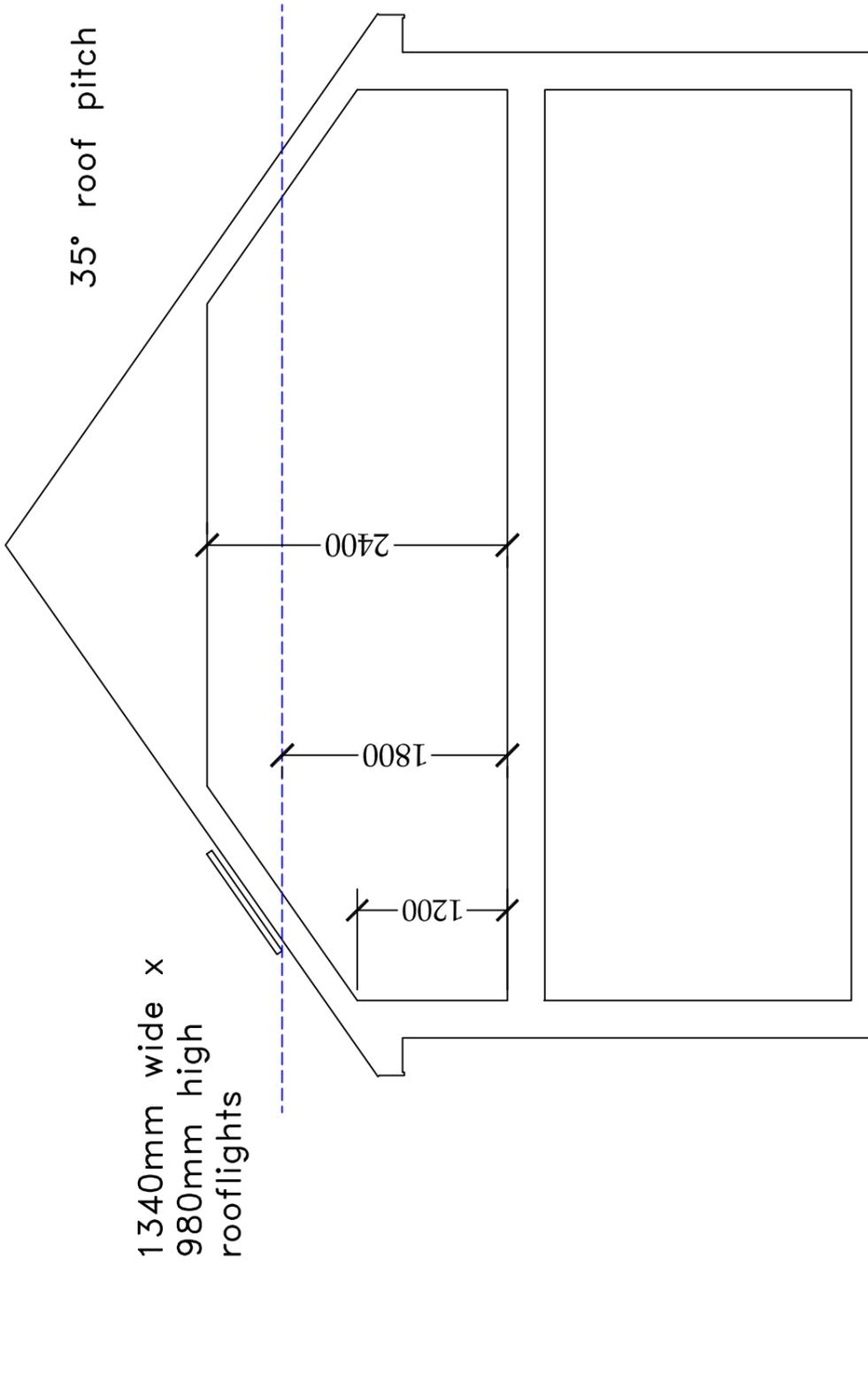


Scale Bar - Metres

Dwg Title: PROPOSED ELEVATIONS		Dwg No: 14/2001/P02
Client: Mr & Mrs HUMPHREY	Location: 28 BEECHWOOD CRESCENT, CHANDLERS FORD, EASTLEIGH.	Rev: E
		Scale: 1:100 (A3)
		Drawn by: JSW

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 8 ST JOHNS GLEBE, ROWNHAMS, SOUTHAMPTON
 HAMPSHIRE SO16 8AX - EMAIL: designanddraw@btinternet.com
 PHONE: 023 8073 2405



Drg. Title: SECTION THRO'		Drg. No: 14/2001/ST01	
Client: Mr & Mrs HUMPHREY		Rev: B	
Location: 28 BEECHWOOD CRESCENT, CHANDLERS FORD, EASTLEIGH.		Scale: 1:50 (A3)	
		Drawn by: JSW	

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APPENDIX A

Officer's Report to Southern Area Planning Committee on 12 January 2016

APPLICATION NO.	15/01750/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	22.07.2015
APPLICANT	Mr and Mrs Humphrey
SITE	28 Beechwood Crescent, Chandlers Ford, Hampshire, SO53 5PA, AMPFIELD
PROPOSAL	Single storey front and rear extensions; raise roof to provide additional accommodation and storage to garage (Amended Scheme of 15/00571/FULLS)
AMENDMENTS	Amended Plans Received 23 November 2015 <ul style="list-style-type: none">- Replacing rear dormer with roof light- Raising of cill height of rooflights to 1750mm above internal floor level. Additional Tree Plan Received 23 November 2015
CASE OFFICER	Mrs Mary Goodwin

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 This report is referred to the Southern Area Planning Committee at the request of local member.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The site comprises a detached single storey dwelling with a linked double garage, sited to the north of a large and heavily vegetated plot and surrounded by other residential properties, within the settlement of Chandlers Ford. The site lies to the rear (or north) of number 26 Beechwood Crescent, within a 'backland' setting. To the north of the site are the residential properties adjoining Hocombe Wood Lane, the back gardens of which adjoin the northern site boundary. The site is accessed via a long narrow private drive adjoining its western boundary. This track is also a public right of way (FP Ampfield 1) which continues as a footpath to the north, linking Beechwood Crescent with Hook Crescent and Hocombe Wood Crescent. There are many mature trees within the site, which are the subject of a Tree Preservation Order.

3.0 PROPOSAL

3.1 The proposal is for various extensions and alterations to the existing house, comprising single storey front and rear extensions and raised roofs over the house to accommodate a first floor extension. Three large pitched roof dormer windows are proposed to the front elevation and additional first floor window openings are proposed to each gable end and higher level rooflights are proposed to the rear. It is also proposed to extend over the existing double garage to provide additional living space, with a flat roof dormer to the south elevation and external staircase. The proposal is supported by a detailed tree survey (TP Marsh, February 2015) and schedule of tree works,

including the felling of 11 trees, tree pruning and a detailed tree protection scheme for those trees to be retained. This application is a revised application following the refusal of application 15/00571/FULLS.

3.2 The current application represents an amended proposal, further to the refusal of application 15/00571/FULLS, on 15.06.2015 (the reasons for refusal are set out in full at paragraph 4.2). The current application differs from the previously refused scheme as follows:

1. The application is supported by a phase I bat survey which indicates that the existing building has low potential to support bats;
2. The rear (north) elevation has been revised. Three large dormer windows have been deleted and replaced with high level rooflights;
3. The 5 proposed rooflights within the north elevation have also been raised in position, during the course of the application, to have a minimum cill height of 1.75m above internal floor level;
4. Additional mitigation tree planting has been proposed within the gardens.

4.0 HISTORY

4.1 **15/00571/FULLS** - Single storey front and rear extensions; raised roof to provide additional first floor accommodation and storage to garage – **REFUSE** - 15.06.2015

4.2 The above application was refused for the following reasons:

1. **The proposal is contrary to the provisions of policy AME01 of the Test Valley Borough Local Plan (2006) in that, as a result of the position, size and design of the proposed first floor extensions and dormer windows in relation to the neighbouring residential properties to the north of the site, the development would result in a significant detrimental impact on the amenities of the neighbouring property by way of overlooking and loss of privacy and amenity.**
2. **The existing building has been found to have the potential to support bats and/or bat roosts and there is evidence that bats are present within the vicinity of the site. No bat survey has been provided to allow an assessment of the presence/absence, species, number and roosting location of any bats utilising the site and to demonstrate that the proposed works can be undertaken without harm to any existing roof structure and/or potential roost locations. Without this information, it is not possible to assess whether the proposal would cause harm to bats and their habitats, which receive legal protection under UK and European law. As such the proposal is contrary to policy ENV05 of the Test Valley Borough Local Plan (2006), and does not allow an assessment against the Conservation of Habitats and Species Regulations 2010 (as amended). Without these regulations being met, it can not be said that the proposal would be granted a European Protected Species Licence by Natural England.**

4.3 **10/01471/TPOS** – Tree works – **Part consent** – 07.10.2010

5.0 **CONSULTATIONS**

5.1 **Tree Officer** – No objection

Many trees on (and around) this site. All those of any visual significance are subject to TPO. Various losses have since reduced the level of tree cover from that which prevailed at the time the TPO was made. An arboricultural report (TP Marsh February 2015) is submitted in support of the proposal. I am satisfied that report presents a fair reflection of the trees and that it presents appropriate tree protection proposals.

5.2 The proposal, to add accommodation at first floor level to both the garage and bungalow, does not directly require any tree losses. Pruning would be required in order to gain clearance, but not so much as to be of any public amenity consequence.

5.3 The proposal includes the felling of eleven trees. Eight trees would be felled due to their condition (being either dead, deformed or defective / dangerous). I have inspected these eight trees and am satisfied that, although not all would fulfil the terms of the exemptions contained within Section 14(a)(i) or 14(c) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, their condition is such as to justify removal. Removal of the twin stemmed Birch, tag number 3167, will be the most conspicuous loss.

5.4 The 3 other trees to be felled are mature Scots Pine, described within the submitted report as moderate category trees (where retention is desirable) having a long future potential. These three Pines form the western end of a line of similar trees standing along the northern (rear) boundary. Although they are not prominent, they form an integral part of the local tree scape, being readily apparent from Beechwood Crescent and forming part of the skyline in views south from Hocombe Wood Road. They are of local public amenity value. Standing at only some 2.5m from the north face of the bungalow, these three pines are extremely close for their size. Root growth has disrupted the existing perimeter path, branches have been trimmed in the past to give clearance above the roof although further work is now required in order to retain a satisfactory clearance. There is no evidence of direct or indirect damage to the structure of the building itself, but at this proximity, damage as a result of the continued growth of these healthy trees cannot be ruled out.

5.5 Overall the various tree works / felling recommended with the report as part of this proposal are consistent with appropriate property management.

5.6 **HCC Ecology** – No Objection

The application site is a brick-built detached bungalow. It has a pitched roof with plain tiles. Old maps show the house to be present in the late 1960s. It is close to areas of good bat foraging habitat, with extensive woodland nearby (Baddesley Road Woodland, leading to the Upper Flexford Nature Reserve to the south, and Trodds Copse (SSSI)). The site is set in a fairly small, contained residential area surrounded by high quality woodland habitat. Additionally, the house itself is in a large mature garden setting with numerous mature trees in the garden and surrounding streets and gardens.

It is also known that there are bat roosts in other properties in this contained residential area.

- 5.7 The application is supported by a bat survey that has assessed the building and conducted one evening emergence survey which has given a negative visual finding of bats at the property. In view of the survey findings it is advised that the development is unlikely to result in a breach of the law protecting bats.

6.0 **REPRESENTATIONS** Expired 18.12.2015

6.1 **Ampfield Parish Council** – Objection

- First floor will directly overlook immediate neighbours' gardens and living spaces;
- Any two storey building will cause loss of light to both houses and gardens of neighbouring properties;
- Disagree with tree officer's no objection as the tree preservation order has been established for good reason (to protect the amenity value of 28 Beechwood Crescent and neighbouring properties).

- 6.2 13 Letters of Objection from 27, 29, 31, 33 & 35 Hocombe Wood Road and 2 Letters of Objection from Stonehaven, Hook Crescent

Character of the Area

- Applicants have ample space in which to extend at ground floor level without building higher and creating an eyesore;
- Development is out of character with woodland setting;
- The scale and massing is out of keeping with other properties in the area;

Ecology

- Bat survey highlights that no bats were found in the roof but that the continued wooded break between the property and those in Hocombe Wood Road is needed;

Amenity

- Loss of light to houses in Hocombe Wood Road;
- Property is too close to boundary and will result in loss of privacy to neighbouring properties;
- Development would block visual amenity that is currently enjoyed over and above the roof of the existing dwelling;
- There are already restrictions on light levels due to the large pine trees on the site boundary the addition of the building would further restrict access to sunlight;
- Despite changes the house remains overbearing with a massive loss of amenity;

Trees

- Removal of protected trees and resulting loss of amenity unchanged from previous application;
- Some trees to be cut back are in neighbouring gardens;

Other Matters

- No development on site should be allowed to extend the height of the property where it is;
- Description understates the extent of the works - proposal turns a low bungalow into a very large house;
- Application 15/00571/FULLS refused, amendments are of a minor nature and do not overcome the reason for refusal.

7.0 POLICY

7.1 Government Guidance

National Planning Policy Framework (NPPF)

Test Valley Borough Local Plan (2006)(TVBLP)

SET01 (Housing within Settlements)

ENV01 (Biodiversity)

ENV05 (Protected Species)

DES02 (Settlement Character)

DES06 (Scale, Height and Massing)

DES07 (Appearance, Details and Materials)

DES08 (Trees)

DES10 (New Landscaping)

AME01 (Privacy and Private Open Space)

AME02 (Daylight and Sunlight)

TRA02 (Parking Standards)

TRA05 (Safe Access)

Draft Revised Local Plan (2014)

COM02 – Settlement Hierarchy

E1 – High Quality Development in the Borough

E2 – Protect, Conserve and Enhance the Landscape Character of the Borough

E5 – Biodiversity

LHW4 – Amenity

T2 – Parking Standards

T1 – Managing Movement

Test Valley Borough Council received the draft Inspector's report into the examination of the Revised Local Plan (RLP) on Wednesday 25 November. The draft conclusion of the Inspector is that the RLP will be found sound subject to the inclusion of main modifications which have already been agreed by the Council and consulted upon earlier this year. The receipt of the draft report is a material consideration in the determination of planning applications but the relevance to specific proposals will vary depending on the proposal. Given the draft conclusions and the stage of the process significant weight can be applied to the policies and proposals within the RLP (incorporating the proposed modifications) in line with para 216 NPPF.

Supplementary Planning Documents (SPD)

Ampfield Village Design Statement

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- the principle of development
- impacts on the character of the surrounding area and design
- ecology and protected species
- highways issues
- tree impacts
- impacts on the amenities of neighbouring properties

8.2 **Principle of Development**

Policy SET01 of the Test Valley Borough Local Plan (TVBLP) provides for the development or redevelopment of housing within the Borough's settlements. The site lies within the built up area of Chandlers Ford, and therefore the principle of development is accepted, subject to other planning considerations and policies. The proposal is supported in principle, under the provisions of emerging RLP policy COM02.

8.3 **Impacts on the character of the area and design**

The site lies within an established residential area, surrounded by detached houses in good sized mature plots. There are abundant mature trees within the area, and Tree Preservation Orders cover many of the trees within and around the site. The property is set back from the closest roads to the north and south behind intervening frontage residential development. It has a private access drive to the south west, towards Beechwood Crescent, which is also a public footpath. Limited views into the site are afforded through and over the trees and hedges from this path. In addition, the existing buildings on the site can be glimpsed between the surrounding buildings and trees from the roads to the north and south.

8.4 To the north of the site, the dwellings along the south side of Hocombe Wood Road (which back onto the site) comprise detached two storey houses of a similar age, architecture and form, arranged in a linear layout addressing the street. To the south, east and west of the site, the plots are generally deeper and more irregular and the houses are individual and varied in architecture, form and appearance. They include chalet style houses with later extensions or roof alterations, and two storey houses. The properties along this part of Beechwood Crescent are generally screened by the generous hedges and trees within the frontages.

8.5 Third party representations have raised concerns with regard to the impact of the proposed development upon the character, ambience and appearance of the area (see paragraphs 6.0-6.2). The proposed development would be set well back from the street scene and its impact would be limited by the intervening development and mature vegetation. While the proposed development would be 3.2m higher than the existing, with first floor dormer windows to the front (south), and rooflights to the north, this chalet style design is not out of character with the surrounding development. The proposed use of materials to match the existing (concrete rooftiles, painted render/brickwork) is considered to be acceptable and typical of other nearby dwellings.

For these reasons, it is not considered that the proposed design would be out of character with the existing development or harmful to the character of the wider area, with regard to TVBLP policies SET01, DES05, DES06 and DES07. Subject to the retention of many trees and shrubs within the site, and the proposed replacement planting it is considered that the proposal could be accommodated without detriment to the mature and wooded landscape of the area, with due regard to TVBLP policies DES02, DES08 and DES10.

8.6 Ecology and protected species

The previous application on this site (15/00571/FULLS) was refused due to a lack of information regarding the potential for the development to harm bats. The current application is supported by a phase 1 bat survey which indicated that the building had a low potential to support bats. This was then followed by a single evening emergence survey that did not find evidence that the building was being used by bats. The proposal is not therefore considered likely to harm, kill or injure bats. Accordingly an advisory note is considered sufficient for the purposes of informing the applicant of their responsibilities in the event that bats are found during the course of the development. As the proposal is considered unlikely to result in a detrimental impact to protected species the current proposal is considered to be in accordance with Test Valley Borough Local Plan 2006 policy ENV05.

8.7 Highways issues

The site benefits from an existing vehicular access and there is sufficient space within the proposed layout for the parking and turning of vehicles in accordance with the Council's adopted parking standards. The proposal is therefore considered acceptable in highway terms, with reference to Policies TRA01, TRA02 and TRA05.

8.8 Tree Impacts

The site contains a large number of mature trees and shrubs, many of which are protected by Tree Preservation Orders. These trees screen the existing building in views from the lane and also contribute to the wider wooded setting of this part of Chandlers Ford. The trees are a significant feature within the street scene and in views from the surrounding roads and footpaths. Third party representations raise objection to the proposed loss of trees associated with the proposals. A detailed tree survey has been submitted with the application detailing the condition of the trees, the various tree works proposed to the trees to be retained, and setting out a schedule of tree losses. The Council's Tree Officer has considered the proposals carefully and is satisfied that the proposed tree works are acceptable. The eleven trees to be felled are either dead, deformed or defective and/or located within such close proximity to the existing dwelling, that a degree of damage to the building as a result of the continued growth of these trees, cannot be ruled out. The Tree Officer has therefore raise no objection to the proposal, subject to tree protection measures being employed during construction and replacement tree planting provided, in accordance with the details submitted. These requirements can be addressed by planning conditions.

8.9 On balance, it is considered that the various tree works and management proposals are acceptable. Moreover, the proposed development can be accommodated on the site without significant harm to any trees that are of significant longer term amenity value, in accordance with TVBLP Policy DES08.

8.10 Impacts on the amenities of neighbouring properties

Third party representations have been received from the occupiers of the neighbouring dwellings at 27 to 35 Hocombe Wood Road, to the north of the site, raising objection on the grounds of overlooking, loss of privacy and amenity, loss of outlook, light and views. These properties have their rear elevations (with living rooms, kitchens and bedroom windows), gardens and patios facing towards the shared boundary and rear elevation of the dwelling at 28 Beechwood Crescent.

8.11 Overlooking

TVBLP policies AME01 and AME02 address considerations of neighbouring residential amenity, with regard to privacy, overshadowing, overbearing and impact on daylight or sunlight associated with new development.

The previous application (15/00571/FULLS) was refused on grounds of the loss of privacy and overlooking that would be possible from the three large dormer windows proposed within the rear elevation of the development. The current application has been amended, and as such, the 3 rear dormers have been removed and replaced with higher level rooflights.

8.12 The 5 first floor rooflights proposed within the north elevation of the extended dwelling are sited approximately 4.5m from the shared boundary and have a minimum cill height of 1750 mm above finished internal floor level, as confirmed by a section drawing submitted with the application. A person of average height would not easily gain views towards any of the neighbouring properties from a window with such a cill height. The rooms served by the rooflights comprise 2 bedrooms and a bathroom and the use of these rooms would not usually be constant throughout the day. Moreover, any view possible from the rooflights (other than to the sky) would have to be gained whilst at close proximity to the glass. On balance, it is not considered that the normal use of a bedroom or bathroom would involve extended periods of time spent standing at close proximity to high level rooflights. Whilst some limited views may be possible from the north facing rooflights towards the gardens of the neighbouring gardens, it is not considered that the level of overlooking would result in any significant or detrimental harm to the living conditions of the occupiers of the neighbouring gardens/patios.

8.13 There is a separation distance of at least 22 metres between the proposed roof lights within the extended dwelling and the rear facing windows in the south elevations of the dwellings at Hocombe Wood Road. This distance and the intervening hedges, trees and shrubs would further reduce any potential for window to window overlooking. In view of these points, it is not considered that the proposal would result in a significant loss of amenity to the occupiers of any of the south facing rooms, within the properties on the southern side of Hocombe Wood Road.

8.14 Two first floor windows are proposed to either gable end of the extended dwelling and 3 dormer windows are proposed to the front (or south) elevation. In view of the separation distances between these new openings and the boundaries to the east, west and south (at least 18m) and the intervening mature trees and hedges, it is not considered that these openings would result in an unacceptable degree of overlooking or loss of privacy.

8.15 In order to ensure that the private amenities of the neighbouring properties is maintained in the longer term, it is considered necessary to ensure that no additional openings are constructed in the north elevation of the extended dwelling without the prior approval of the Local Planning Authority. A condition to this effect is therefore included within the recommendation below, at paragraph 10.

8.16 Loss of outlook/view/overbearingness

The submitted third Party representations refer to the harmful impact the development would have upon the outlook/views from the neighbouring residential properties to the north. The intrinsic quality of a private view is not a material planning consideration. However, any impact on amenity and privacy is material to the determination of a planning application. The proposed extension would raise the ridge heights of the house and garage on the site, by approximately 3.2m and 1.8m respectively, with a resultant increase in mass and bulk. While the extensions would reduce the open views currently available, to some degree, the views from the neighbouring properties would be towards the higher roof form, over substantial boundary hedging, within a semi-wooded residential area. The roof would slope away from the shared boundary (with a steeper pitch and higher eaves line than the existing low roof) and its apex would be set back 8m from the shared boundary. Land levels rise gradually to the north, and the Hocombe Wood Road properties therefore lie at a higher level than the site. Given the separation distance, topography, siting, existing development and trees in the area, it is not considered that the proposed development would have an overbearing or materially harmful impact on the outlook from any neighbouring residential properties to such an extent that there would be a harmful and significant impact upon privacy and amenity, with regard to the provisions of TVBLP policy AME01.

8.17 Overshadowing/loss of daylight

Third party representations have referred to the potential for overshadowing and loss of light to the neighbouring properties to the north. The proposal would result in a degree of additional shade being cast towards the site boundaries, due to the proposed increase in the height, pitch and form of the roofs. The submitted plans indicate that the apex of the roof (which is set back at least 8m from the boundary) is approximately 3.2m higher than the top of the existing apex. The garage within the site would also be raised in height by approximately 1.8m, due to an increase in roof pitch (over existing eaves height). The extended dwelling would cast some additional shadow towards areas of the neighbouring gardens for periods during the day, and particularly during the winter months. However, it must be recognised that the existing buildings and trees on and around the site also cast shade.

The extended dwelling would lie at least 22m from the closest neighbouring dwelling, and it is therefore not considered that the proposal would result in any significant degree of overshadowing or loss of light towards any windows serving these properties. The gardens and properties adjoining the site would also continue to benefit from acceptable levels of daylight and sunlight through the day.

- 8.18 For these reasons, the proposal is not considered to result in a significant detrimental impact on the amenities of the occupiers of neighbouring properties. The proposal is therefore considered to be in accordance with Test Valley Borough Local Plan 2006 policies AME01 and AME02 and guidance contained within the National Planning Policy Framework.

9.0 **CONCLUSION**

- 9.1 The proposal is acceptable as it is in compliance with the relevant policies of the Test Valley Borough Local Plan 2006. The proposal would be in keeping with the character of the area and would not result in a detrimental impact on protected species or the local highway network. The proposal would result in the loss of a number of trees on the site of amenity value and subject to TPO. However, it is considered that due to a combination of poor health and conflict with the existing dwelling, their loss is acceptable, subject to suitable mitigation planting. The rear facing roof lights would result in a limited level overlooking and there would be a degree of additional overshadowing to neighbouring gardens for periods of the day. However, this would not significantly impact upon the amenities of the occupiers of neighbouring properties.

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. **No development shall take place above foundation level until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Local Plan 2006 policy DES07.
3. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows shall be constructed in the rear (north) elevations of the dwelling and/or garage above ground floor level [other than those expressly authorised by this permission].**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Local Plan 2006 policy AME01.

4. The works hereby approved should be undertaken in full accordance with the provisions set out within the TP Marsh Arboricultural Tree Survey of February 2015, or as may otherwise be agreed in writing with the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan policy DES 08.

5. Tree protective measures installed (in accordance with the tree protection condition above) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority Arboricultural Officer. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the fencing without the prior written agreement of the Local Planning Authority.

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan policy DES 08.

6. All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protective barriers without the prior written agreement of the Local Planning Authority.

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan policy DES 08.

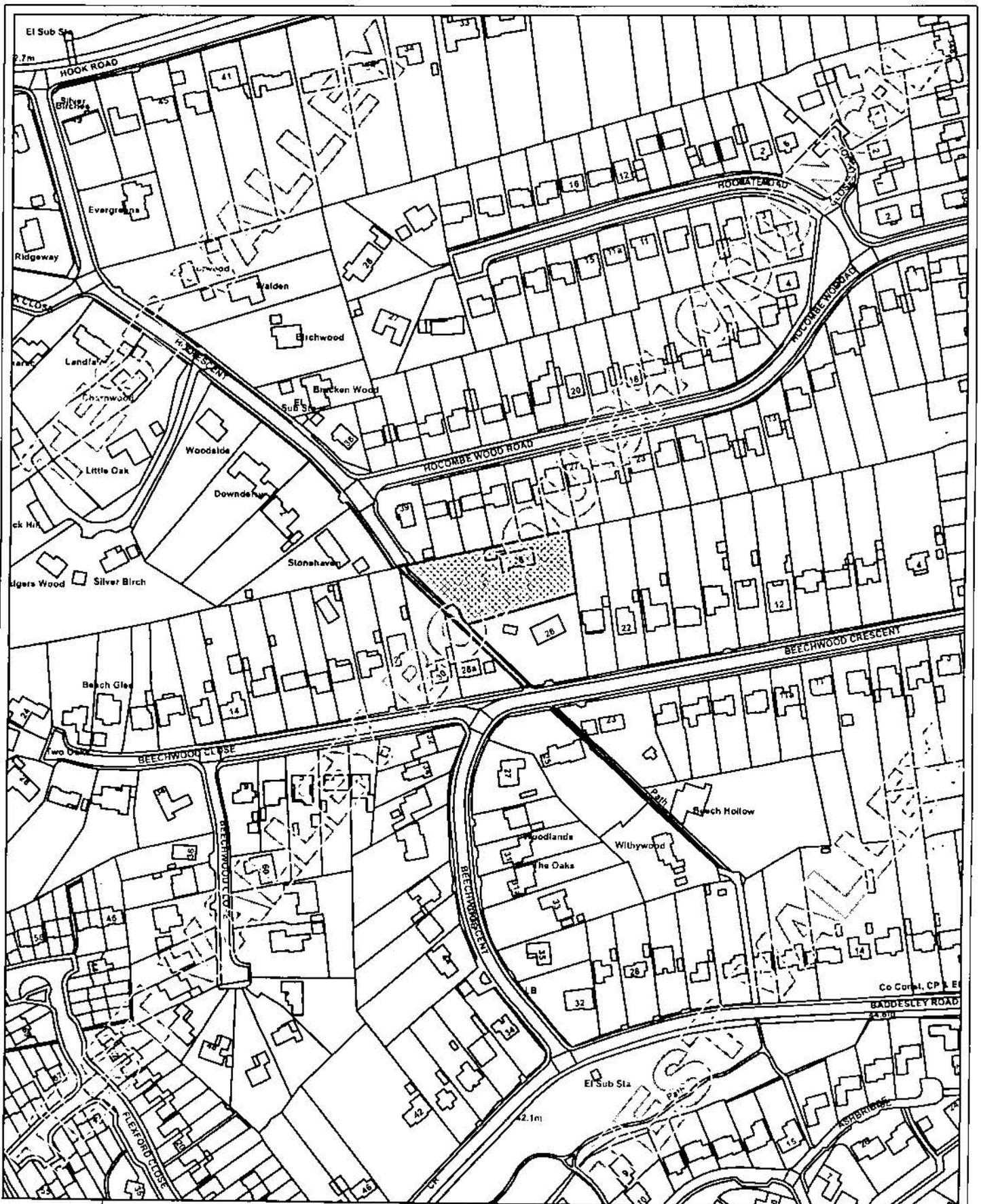
7. Replacement tree planting shall be carried out, in accordance with the TP Marsh Tree Replacements plan TM-653-05 of August 2015, before the end of the current or first available planting season following completion of the development. The planting shall be retained and maintained to encourage its establishment for a minimum period of five years following completion of the development. If any tree planted in discharge of the previous condition, within a period of five years from the date of planting, (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted in the same place, or as may be agreed in writing with the Local Planning Authority.

Reason: In order to perpetuate the level of tree cover of the area in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Local Plan 2006 policy DES10.

- 8. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers;**
- Location and Block Plan - 14/2001/LB01 Rev D**
 - Proposed Elevations - 14/2001/P02 Rev D**
 - Roof Plan - 14/2001/P03 Rev C**
 - Section - 14/2001/ST01 Rev A**
 - Site Plan - 14/2001/S01 Rev D**
 - Proposed Floor Plans - 14/2001/P01 Rev D**
 - Replacement Tree Planting Plan - TM-653-05**
 - Leachate Protection Plan – TM-653-04**
 - Ground Protection Plan – TM-653-03**
 - Tree Survey – TM-653.01**
 - Existing Floor Plan and Roof Plan – 14/2001/EX01**
 - Existing Elevations – 14/2001/EX02**
- 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 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.**
 - 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 2010 (as amended). 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.**
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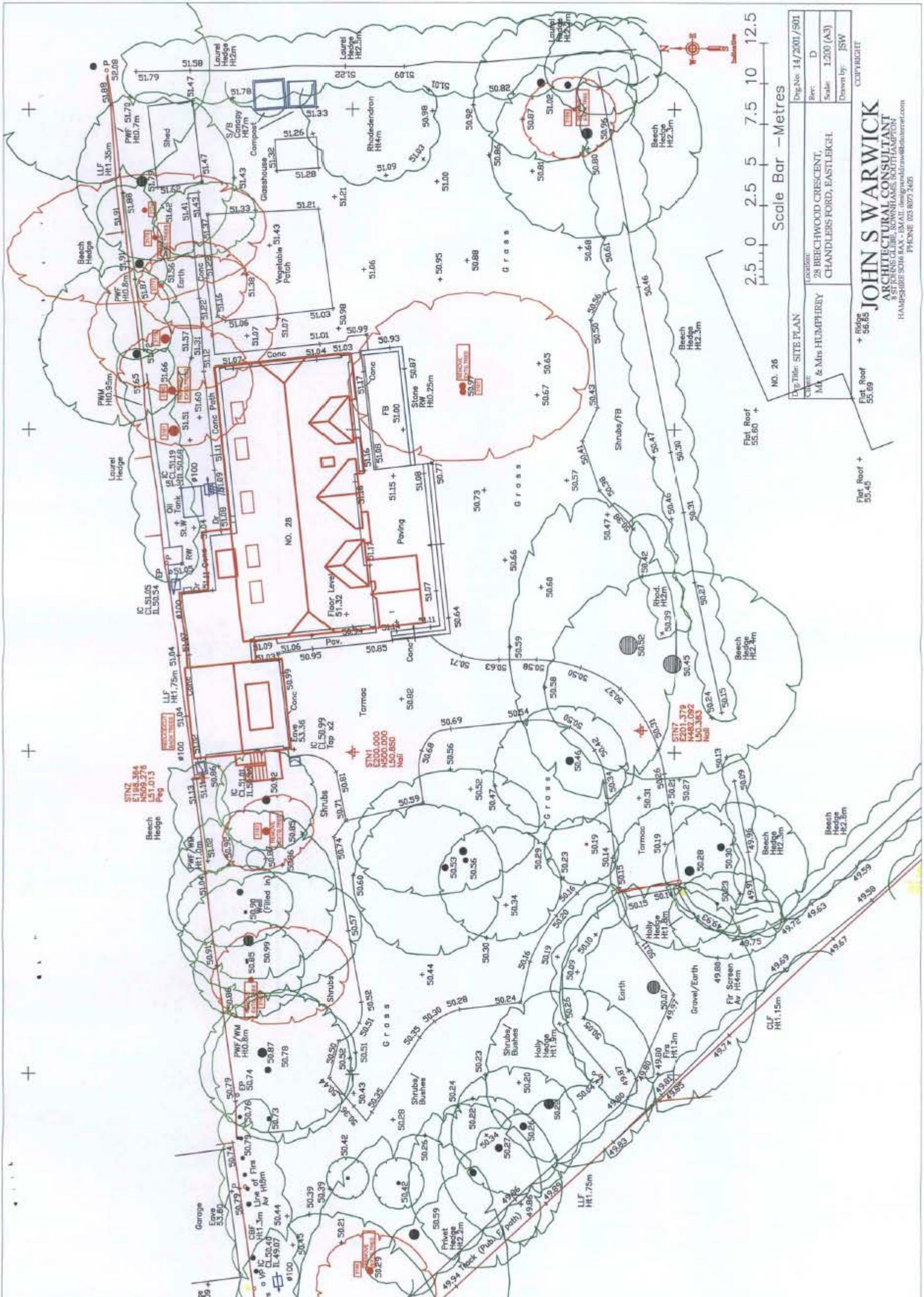


Siteplan

Test Valley
Borough Council 

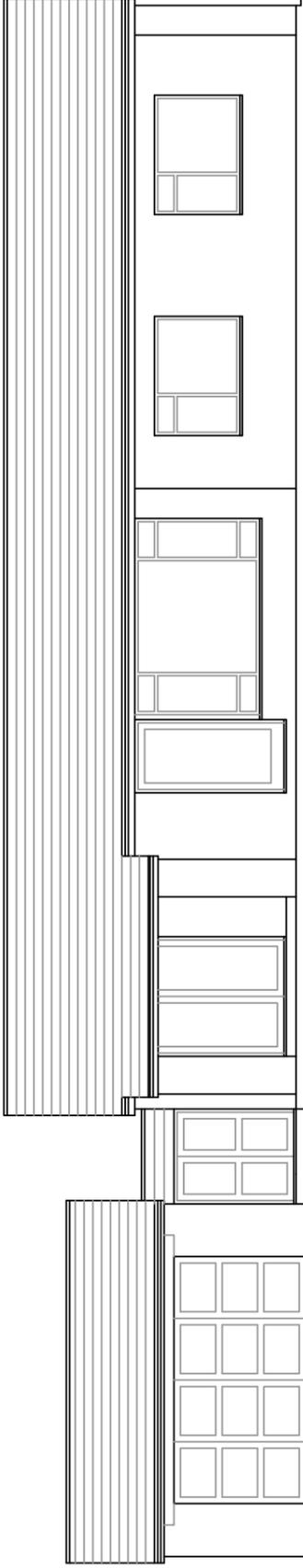
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15/01750/FULLS

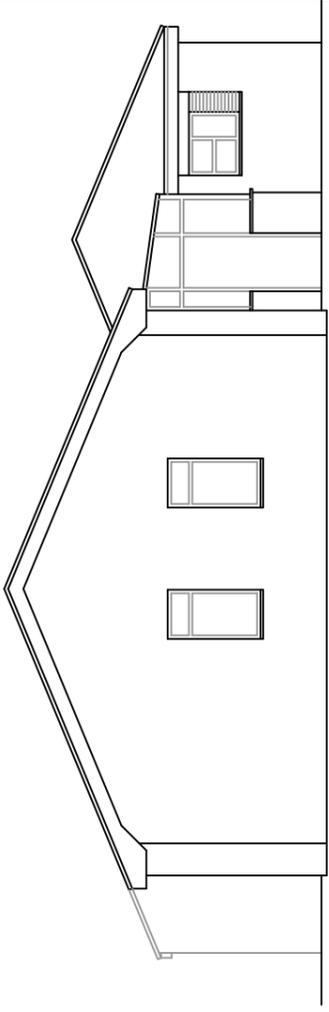


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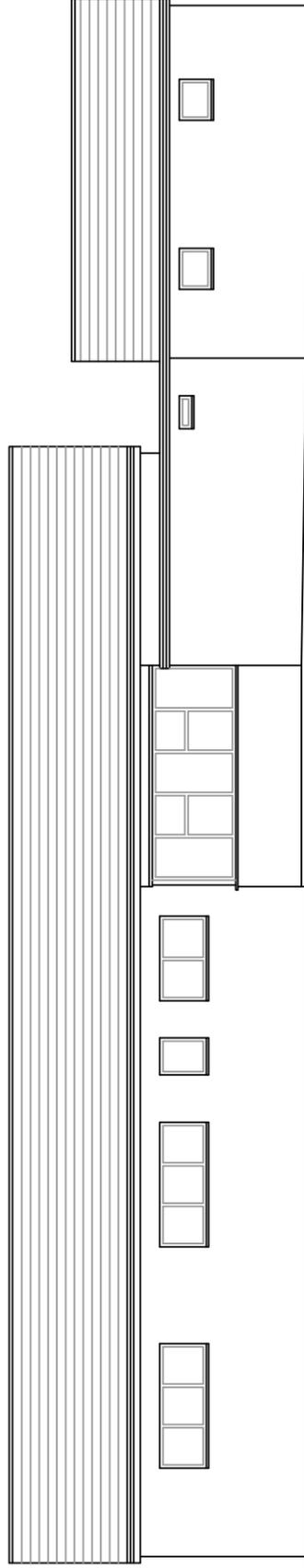
JOHN S WARWICK
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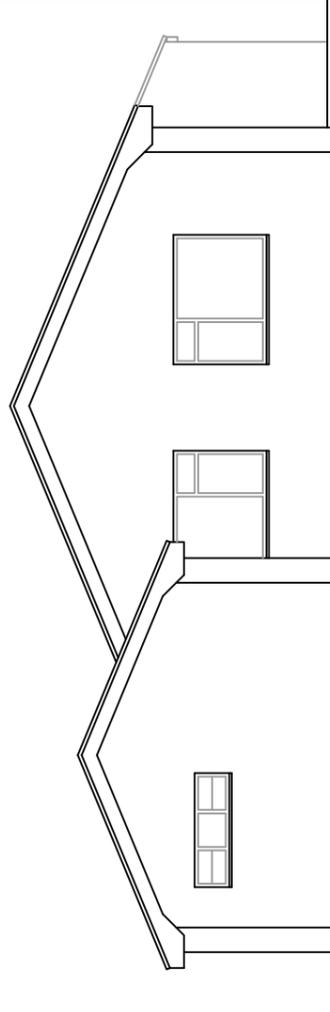
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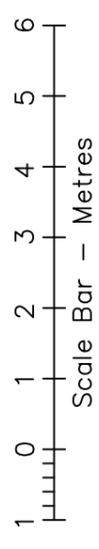
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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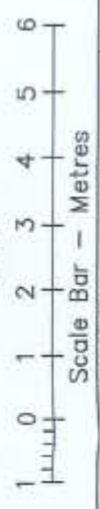
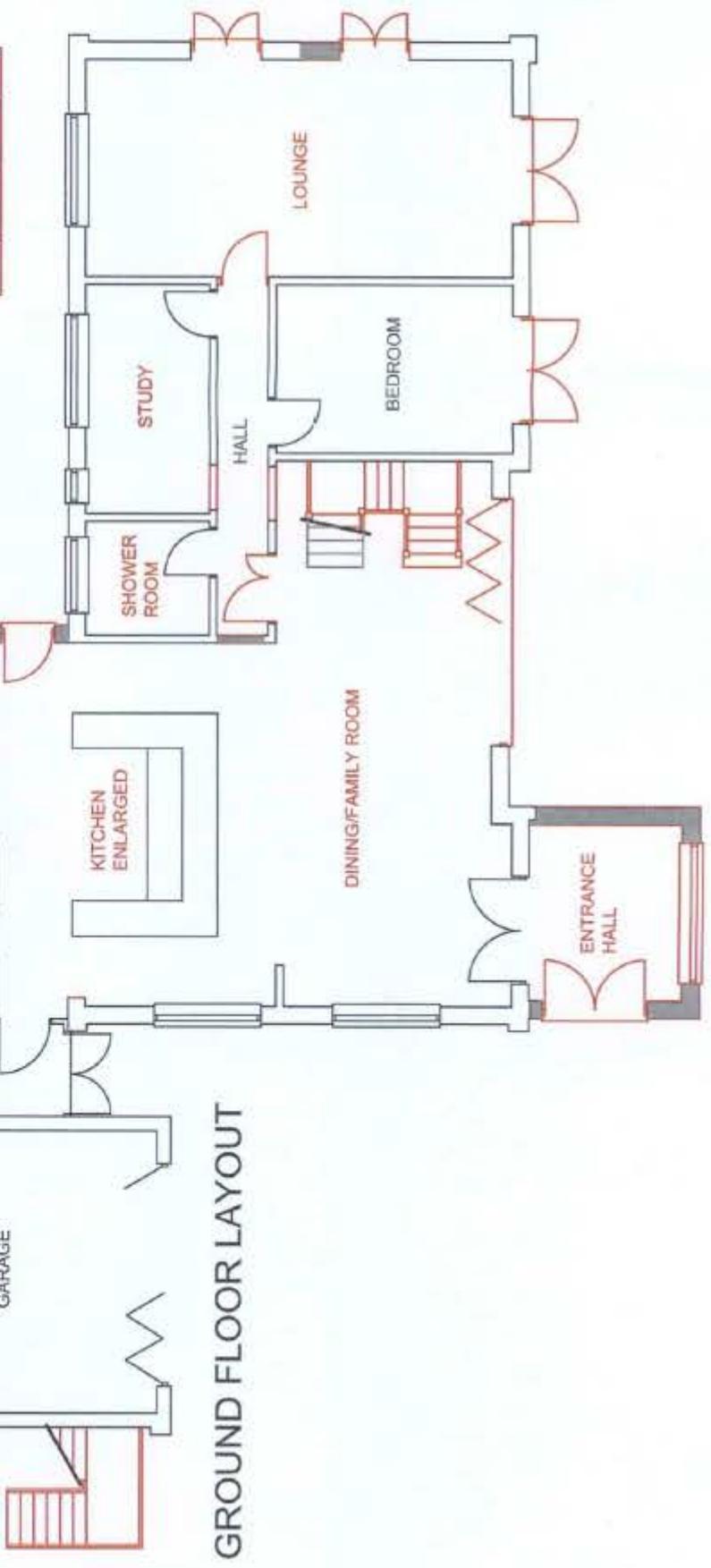
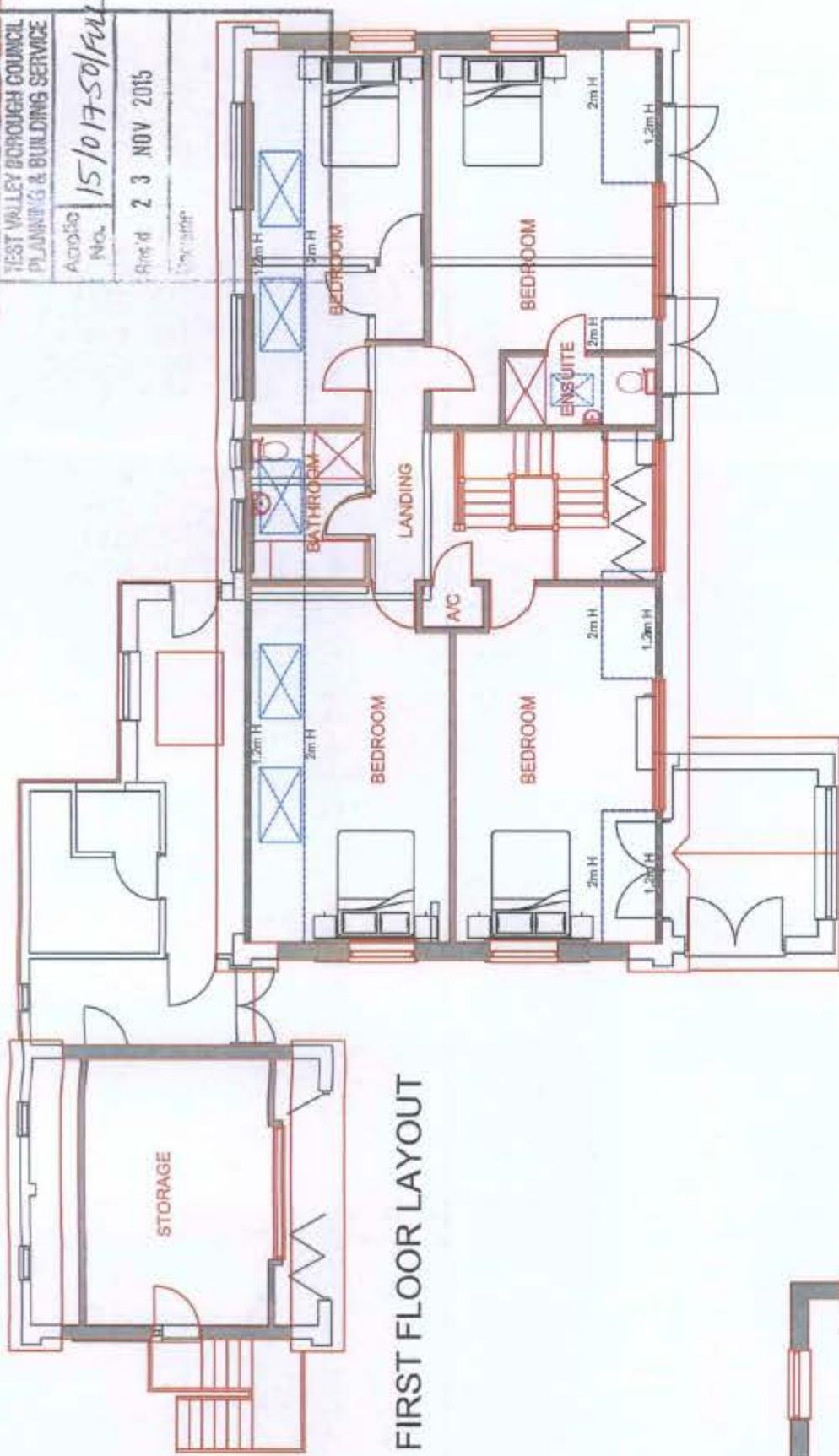
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AMENDED

TEST VALLEY BOROUGH COUNCIL
PLANNING & BUILDING SERVICE
Application No. 15/01750/FULLS

App'd 23 NOV 2015

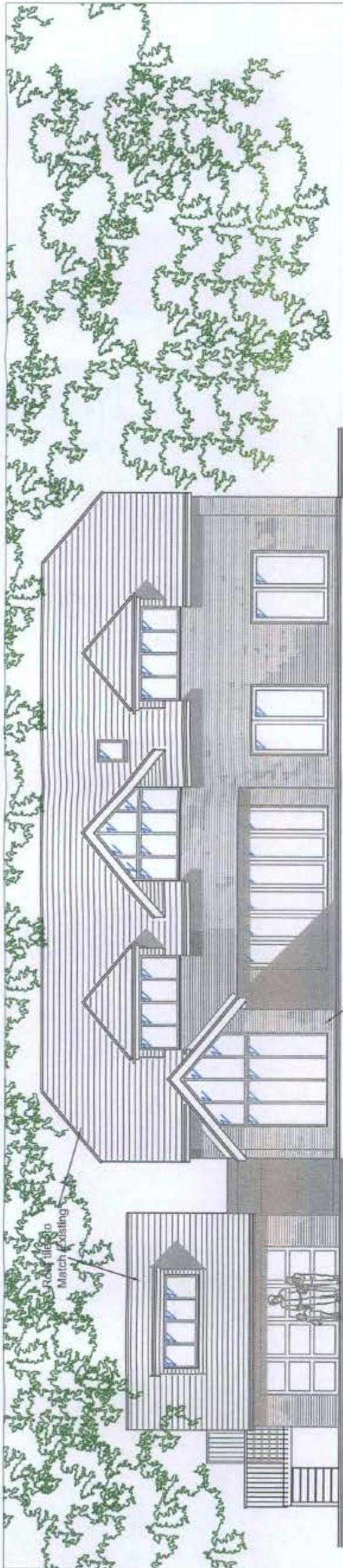
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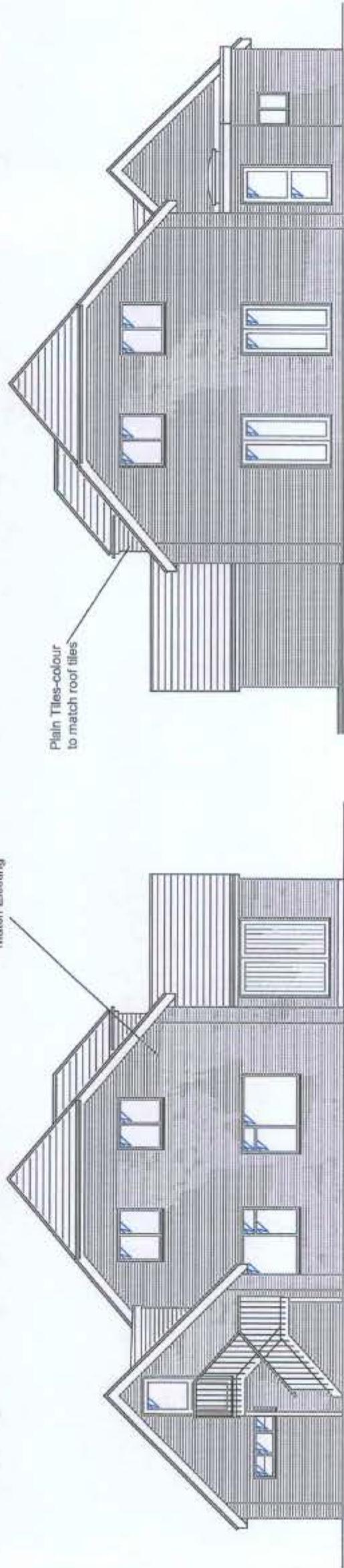
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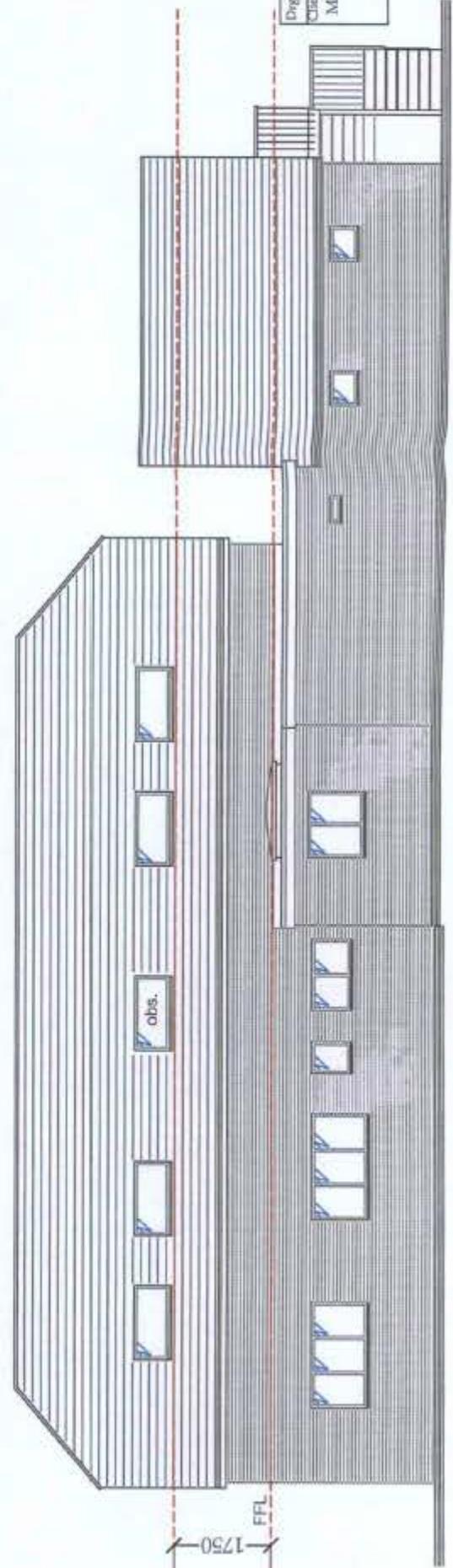


FRONT ELEVATION

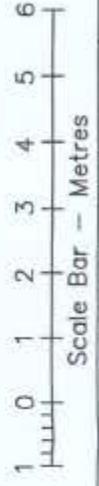


SIDE ELEVATION

SIDE ELEVATION



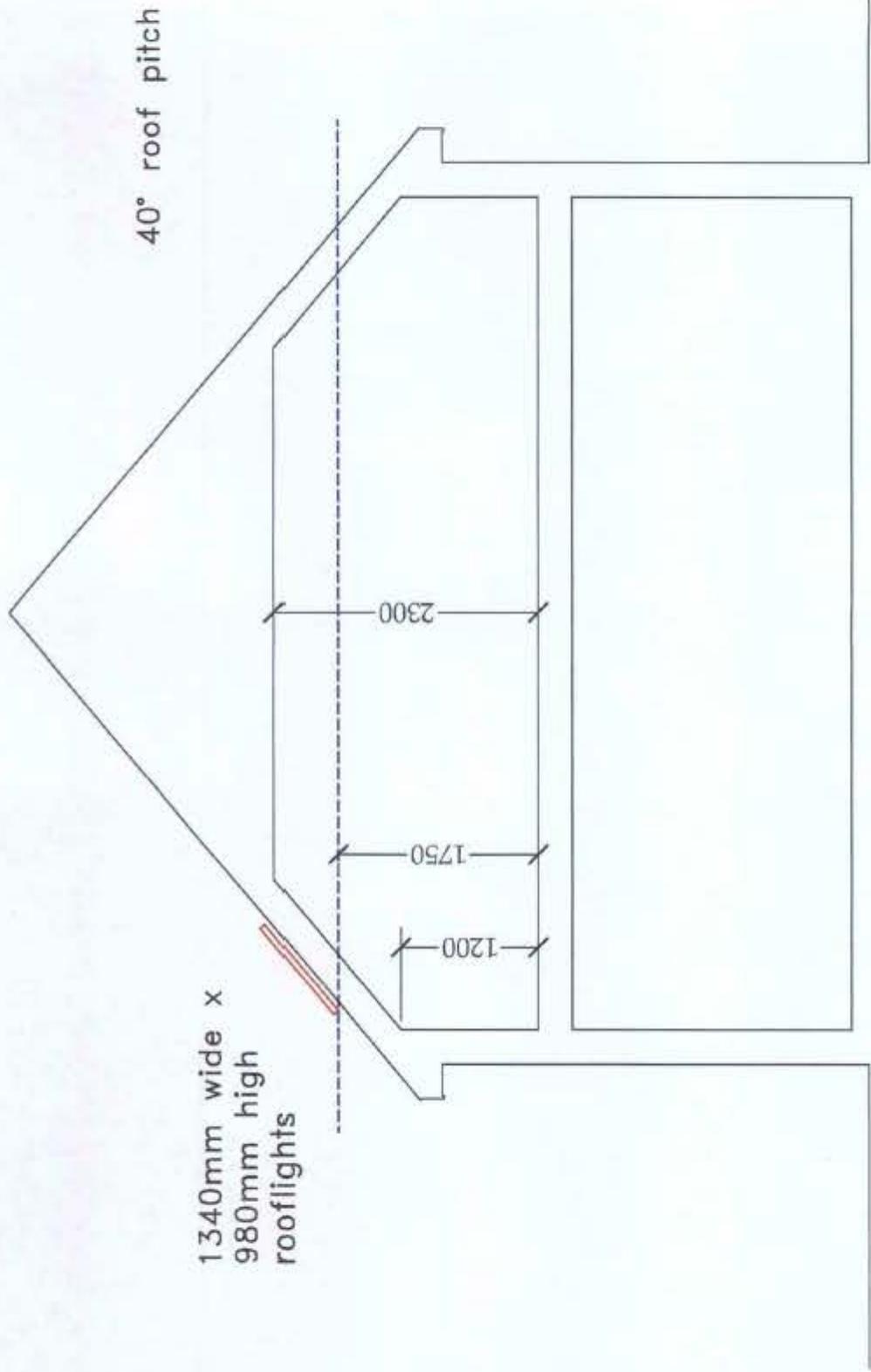
REAR ELEVATION



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		Scale: 1:100 (A3)
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Dwg. Title: SECTION THRO'		Dwg. No: 14/2001/ST01
Client: Mr & Mrs HUMPHREY		Rev: A
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APPENDIX B

Officer's Update Report to Southern Area Planning Committee on 12 January 2016

APPLICATION NO.	15/01750/FULLS
SITE	28 Beechwood Crescent, Chandlers Ford, Hampshire, SO53 5PA, AMPFIELD
COMMITTEE DATE	12 January 2016
ITEM NO.	13
PAGE NO.	154-171

1.0 VIEWING PANEL

- 1.1 A viewing panel was held at 14.00 hours on Friday 8 January 2016. Those present were Councillor Richards, Councillor Bailey, Councillor Hatley, Councillor A Dowden, Councillor Anderdon, Councillor Hurst and Councillor Tilling.
- 1.2 Apologies were received from Councillor C Dowden, Councillor Bundy, Councillor Hibberd, Councillor Ward and Councillor Adams-King.

2.0 ADDITIONAL INFORMATION

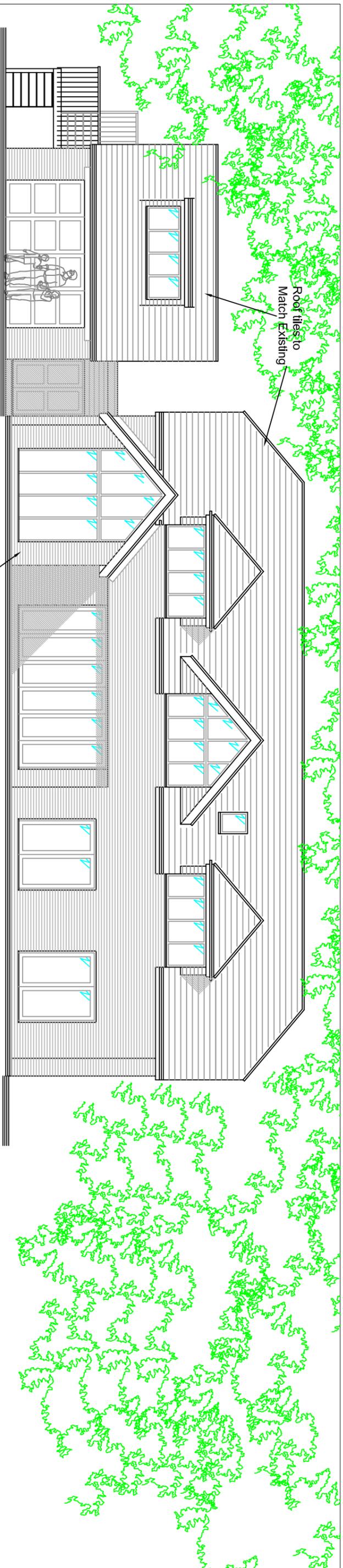
- 2.1 The previously proposed and refused plans for extensions to the dwelling (application 15/00571/FULLS) were omitted from the main agenda report. These plans are therefore attached to the update paper for reference.
- 2.2 A shadow diagram has been prepared by the case officer at the request of the viewing panel. This is also attached to the update papers.

3.0 PLANNING CONSIDERATIONS

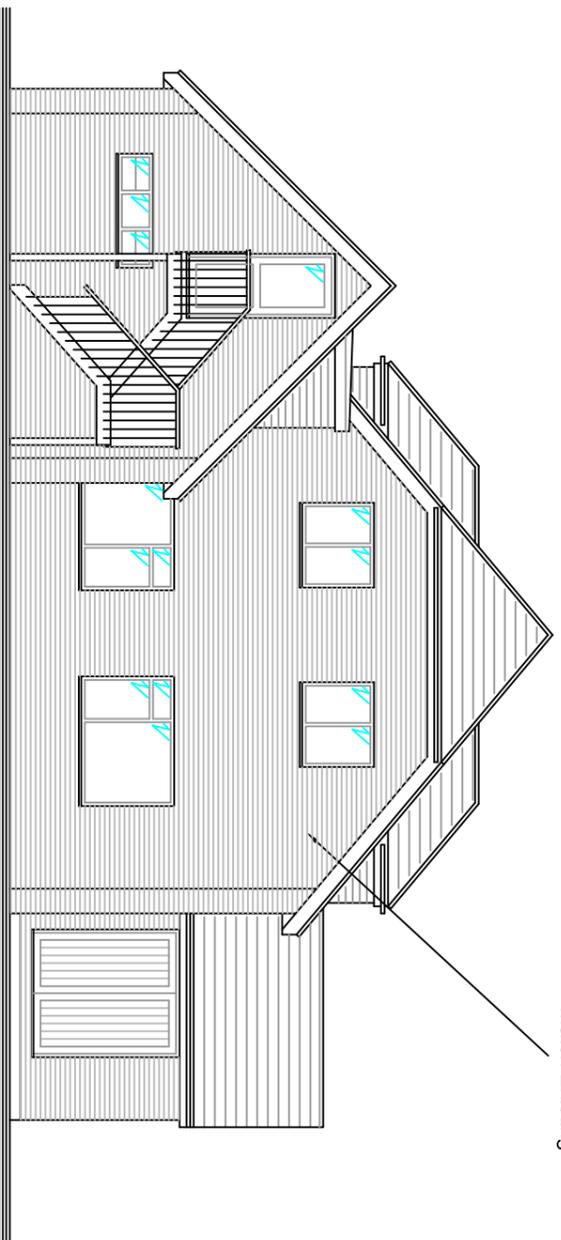
- 3.1 The shadow diagram indicates the maximum extent of shadow cast by the extended dwelling, at 2 hourly intervals during the day, as at 21 March (the Spring Equinox). An assessment of overshadowing considerations is provided at paragraph 8.17 of the main agenda report.

4.0 RECOMMENDATION

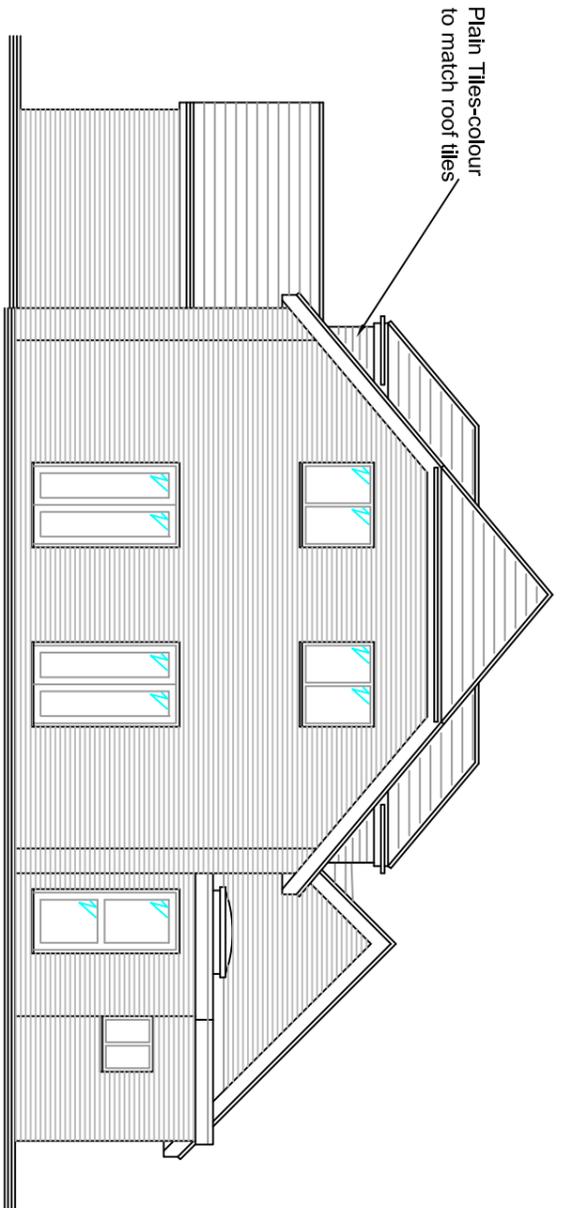
No change from the main agenda report.



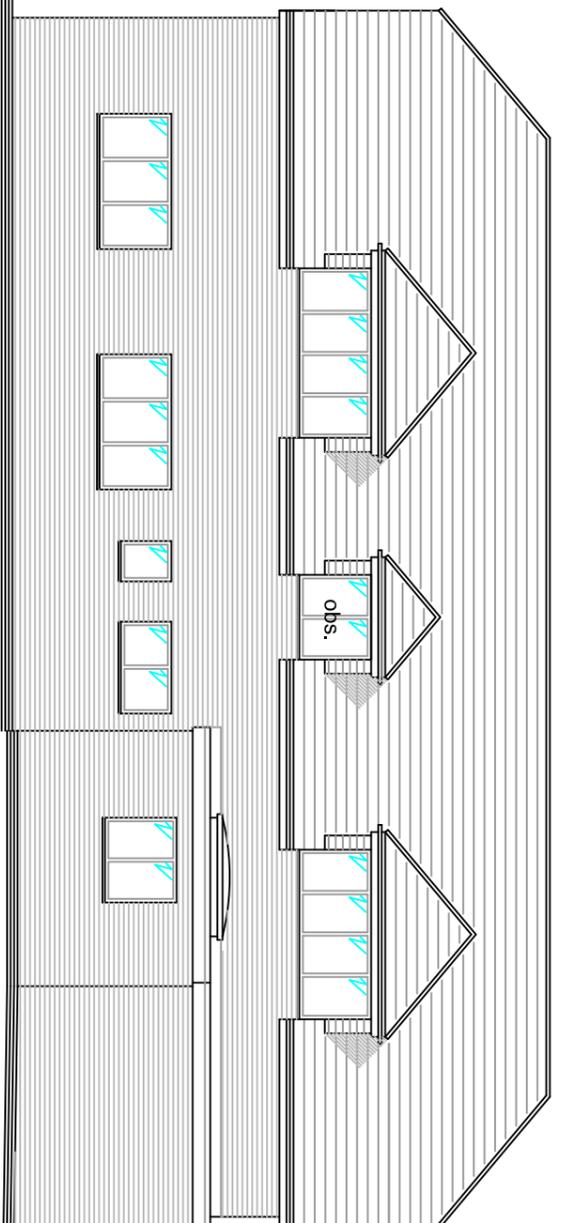
FRONT ELEVATION



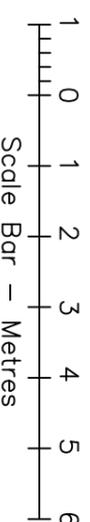
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

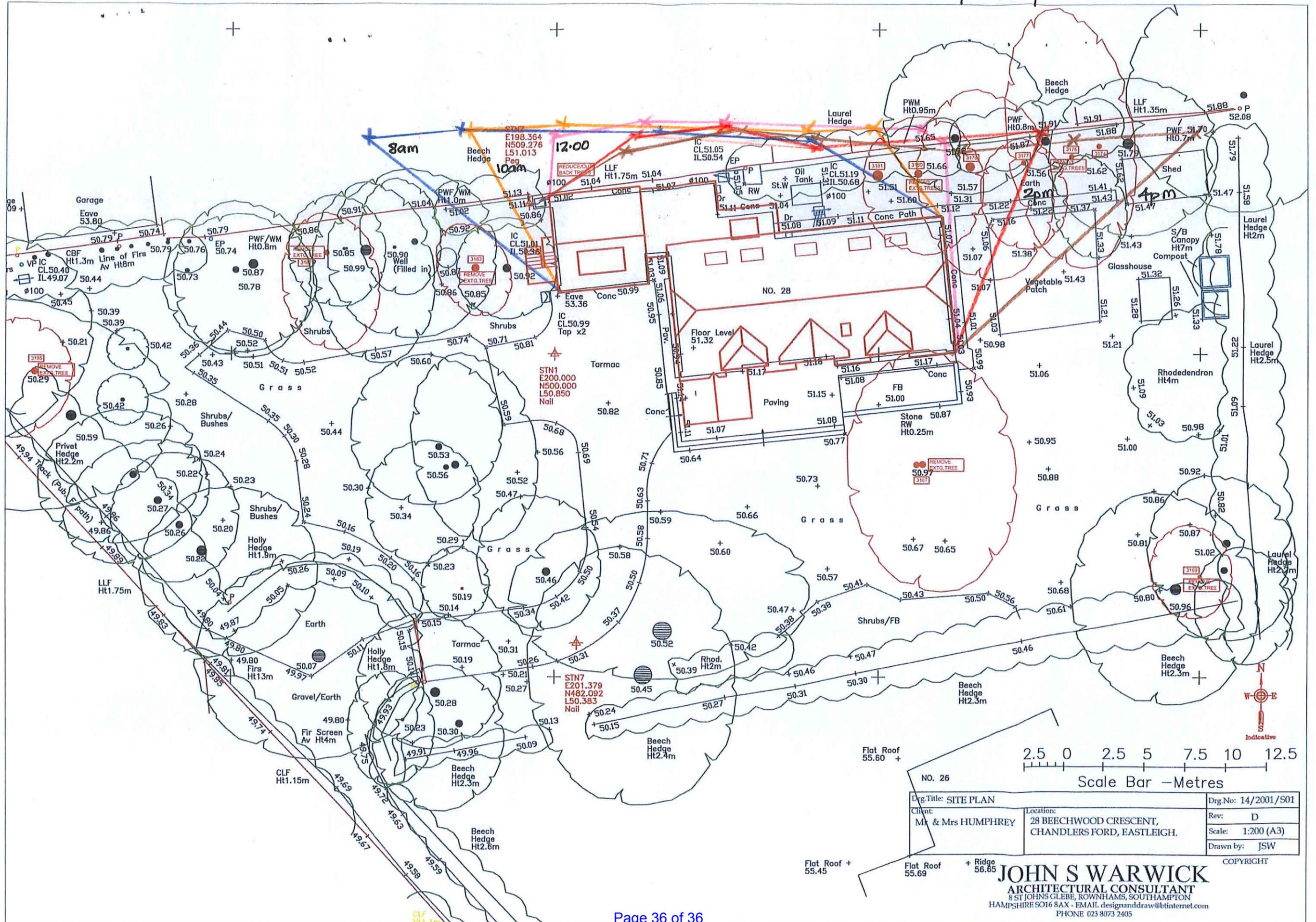


Dwg Title: PROPOSED ELEVATIONS		Dwg No: 14/2001/P02	
Client:	Mr & Mrs HUMPHREY	Rev:	B
Location:	28 BEECHWOOD CRESCENT, CHANDLERS FORD, EASTLEIGH.	Scale:	1:100 (A3)
		Drawn by:	JSW

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SHADOW DIAGRAM - SPRING EQUINOX - 15/01750/FULLS



Drg. Title: SITE PLAN		Drg. No: 14/2001/S01
Client: Mr & Mrs HUMPHREY	Location: 28 BEECHWOOD CRESCENT, CHANDLERS FORD, EASTLEIGH.	Rev: D
		Scale: 1:200 (A3)
		Drawn by: JSW

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