

ITEM 8

APPLICATION NO.	18/01568/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	18.06.2018
APPLICANT	Mr and Mrs Darran Wall
SITE	85 Upton Crescent, Nursling, SO16 8AA, NURSLING AND ROWNHAMS
PROPOSAL	Alterations to roof and raising ridge height including Juliet balcony and roof lights; extension to rear to provide extended living accommodation.
AMENDMENTS	None.
CASE OFFICER	Mr Jacob Cooke

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to the Southern Area Planning Committee at the request of a Member for the reason of being more than local public interest.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located within the settlement boundary of Nursling and Rownhams adjacent the highway of Upton Crescent which is gently sloping from north west to south east. The detached bungalow features white render and tile with dormer window to the front and rear elevation. The property features an open frontage with off road parking.

3.0 PROPOSAL

- 3.1
- Alterations to roof and raising ridge height by 0.6 metres.
 - 3 no. roof lights to western roof slope, 2 no. roof lights to eastern roof slope.
 - Installation of window to ground floor western side elevation.
 - Installation of window to ground floor eastern side elevation.
 - Installation of patio doors and Juliet balcony to rear elevation.
 - Rear extension.
 - The proposed development is identical to the previously refused application, however, the application is now accompanied by a bat survey in order to overcome the previous sole reason for refusal.

4.0 HISTORY

- 4.1 **18/00785/FULLS** Alterations to roof and raising ridge height including Juliet balcony and rooflights; extension to rear to provide extended living accommodation **REFUSED** 21.05.2018.

4.2 Reason for refusal: *The site is located within 200m of woodland, therefore is likely to support protected species (bats). The application is not supported by a bat survey to indicate the presence of, or possible impact and mitigation strategy. Therefore, the proposal has the potential to result in the loss, deterioration or harm to habitats or species of importance to biodiversity. Furthermore, Insufficient information has been submitted with the application to allow the Council to reasonably carry out an appropriate assessment of the application in line with the procedure set out in Circular 06/2005, as required under Regulation 61 of the Habitats Regulations. As such, the proposal is considered to be contrary to Policy E5 of the Test Valley Borough Revised Local Plan 2016.*

5.0 **CONSULTATIONS**

5.1 **Ecology:** No concerns – subject to note.

6.0 **REPRESENTATIONS** Expired 25.07.2018

6.1 **Parish Council:** Objection:

- Objections are the same as those submitted on the 18/00785/FULLS application.
- New ridge height will be higher than the original roof.
- Extend from front to back will cause overdevelopment and will be overbearing to the neighbouring properties.
- Addition of Juliet balcony will allow the occupiers a greater view of the gardens next door affecting the privacy of neighbours.
- Extra windows placed along the side of the kitchen would provide a view directly into the next door living room.
- The addition of an upstairs bathroom with increase in roof size will require additional drainage which is not mentioned in the application.
- Is there enough space to allow for scaffolding between the property and boundary fence?
- The chimney is old and leans, is this to be dealt with at the same time as the roof?
- The privacy affecting the adjoining neighbours is important.

6.2 **Neighbour to 85 Upton Crescent:** Objection summarised:

- Privacy – application site is situated on higher ground than our house increasing the effect on our property.
- Juliet window will overlook our property and greatly reduce privacy.
- Proposed kitchen window and additional side windows will overlook our garden as there is no barrier between the houses. Windows look directly into our lounge, back porch and garage.
- Very few windows directly opposite each other.
- Proposed changes will result in significant loss of privacy to our property and dominated by these changes.
- We will be subject to cooking smells transferred into our property by extractor fan use and/or open window.
- Reduction of light entering property due to increase in height.
- Style and size of proposal is not in keeping with the character of Upton Crescent.
- Overdevelopment of area.

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)

Policy COM2 – Settlement Hierarchy

Policy E1 – High Quality Development in the Borough

Policy E5 – Biodiversity

Policy LHW4 – Amenity

Policy T2 – Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance
- Impact on biodiversity
- Impact on amenity
- Impact on parking

8.2 **Principle of Development**

The site is located within the settlement boundary of Nursling and Rownhams. Therefore the principle of development is considered to be fulfilled in accordance with Policy COM2 of the TVBRLP.

8.3 **Impact on the Character and Appearance**

Within the street scene, neighbouring properties have been extensively developed, while others retain original scale and features. The proposal is considered not to have a detrimental impact on the character and appearance of the area. The increase in mass of the dwelling would integrate with the street scene as the neighbouring property of 87 Upton Crescent and others north west of the application site feature development similar to the form, size and scale proposed. Therefore, the use of a hipped roof and the installation of roof lights and Juliet balcony would respect the design principles established within the locality thereby complimenting the character and appearance of the area. The proposal is considered to be in accordance with Policy E1 of the TVBRLP.

8.4 **Impact on Biodiversity**

The previous application was refused as it was not accompanied by a bat survey. The current application is supported by a bat survey which has confirmed no evidence of bats; it is considered that the proposal would not have an adverse impact to bats. Therefore, the proposal is in accordance Policy E5 of the TVBRLP.

8.5 **Impact on Amenity**

The rear extension is considered not to adversely impact the private rear amenity space whereby this is reduced to an unacceptable level. The installation of roof lights are considered not to contribute to overlooking of neighbouring properties, firstly, roof lights are present within neighbouring properties therefore a degree of mutual overlooking is present. Secondly, the bottom sill level of the roof lights would be 1.7 metres above the internal finished floor level; it is therefore reasonable to conclude that this would not contribute to overlooking.

8.6 The addition of a window to the north west side elevation would have views toward the side elevation of the neighbouring property of 83 Upton Crescent where no windows are present. As such, this addition would not contribute to overlooking.

8.7 To the south east side elevation, the high level window at ground floor level would not contribute to an adverse impact on overlooking to the neighbouring property of 87 Upton Crescent. There is an existing full height window serving this room which allows an outlook to the East. The proposed window will be located 2 metres above the existing ground level. The high level nature of the window would therefore not offer an ability to overlook the neighbouring property, furthermore the existing window already offers a greater level of overlooking than the window proposed.

8.8 The positioning of the proposed fenestration to the rear of the property is similar to the existing. Therefore, it is considered that there would be no significant change whereby overlooking would be affected.

8.9 The proposal is considered not to have an adverse impact to the privacy of occupants or neighbouring properties and would not reduce the levels of daylight, sunlight or overshadow. As such, the proposal is in accordance with Policy LHW4 of the TVBRLP.

8.10 **Impact to Parking**

The proposal does not increase the total number of bedrooms, as such the parking standard will remain as per the existing on-site arrangement. The proposal is in accordance with Policy T2 of the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposal is considered to fulfil the relevant policies contained within 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: Composite Plan (Drawing ref: PL/01)
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The materials to be used in the development hereby permitted shall be in accordance with the materials specified on the approved plans and application form.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Policy E1 of the Test Valley Borough Revised Local Plan (2016).**

Notes to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
 - 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
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