

ITEM 14

APPLICATION NO.	18/02267/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	30.08.2018
APPLICANT	Mark and Jess Weeks and Yorke
SITE	14 Fairview Close, Romsey, SO51 7LS, ROMSEY TOWN (CUPERNHAM)
PROPOSAL	Erection of front and rear single storey extensions to form extended lounge/dining area and porch
AMENDMENTS	None
CASE OFFICER	Mrs Sacha Coen

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

2.1 This is an end of terrace two-storey property within the settlement area of Romsey. This row of terraced properties fronts an area of open space.

3.0 PROPOSAL

3.1 Erection of front and rear single storey extensions to form extended lounge/dining area and porch.

4.0 HISTORY

4.1 None.

5.0 CONSULTATIONS

5.1 **Ecology:** No concern subject to note.

5.2 **Trees:** No objection.

6.0 **REPRESENTATIONS** Expired 25.09.2018

6.1 **Romsey Town Council:** No response at the time of writing the report

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 SD1 – Presumption in Favour of Sustainable Development

Policy COM2 – Settlement Hierarchy

Policy E1- High Quality Development in the Borough
Policy E2 – Protect, Conserve and Enhance the Landscape Character of the Borough
Policy E5 - Biodiversity
Policy LHW4 – Amenity
Policy T2 – Parking Standards

7.3 Supplementary Planning Documents (SPD)

Village Design Statement

“Look at Romsey – Area 5 Great Woodley”: Romsey Town Design Guidance
Supplementary Planning Document (January 2008)

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on amenity of neighbouring property
- Impact on ecology
- Impact on parking provision

8.2 **Principle of development**

The sites lies within the settlement boundary as defined on the Inset Maps of the TVBRLP. In accordance with Policy COM2 of the TVBRLP development is permitted provided the proposal is appropriate to other policies of the Revised Local Plan. The proposal is assessed against relevant policies below.

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

Front Extension

The development is located in a position such that public views would be possible from the existing open space in front of the property. Although the proposal will be visible from the open space, like other front extensions within Fairview Drive and Fairview Close, the modest size and single storey nature of these extensions do not have a detrimental impact upon the character of the area. The proposed front extension reflects many others found at neighbouring properties and additionally some have also changed their existing flat roofed protrusion to pitch. It is noted that the immediate neighbours to the application site have chosen to remain with flat roofs; however this somewhat mixed design does not detract from the character and appearance of the area. The extension will make use of matching materials as to be in keeping with the existing dwelling and as such, the extension integrates and compliments the character and appearance of the existing dwelling and surrounding area, in compliance with Policies COM2 and E1 of the TVBRLP.

8.4 Rear Porch

The proposed porch is modest in size and similar to the existing porches found on neighbouring properties number 11 and 13. By the use of matching materials the porch will integrate and compliment the existing dwelling and as such, the porch is will not detract from the character and appearance of the surrounding area, in compliance with Policies COM2 and E1 of the TVBRLP.

8.5 Impact on amenity of neighbouring property

By virtue of the size (bulk and mass) and design of the proposals, the position relative to the adjacent neighbouring property number 13, the nature of the neighbours front extension and the intervening boundary treatment to the rear of the property, the proposals would not give rise to an adverse impact on the living conditions of the adjacent neighbour by virtue of loss of daylight, sun light, or privacy. The proposal is in accordance with Policy LHW4 of the TVBRLP.

8.6 Impact on ecology

The front and rear of the host property support hanging tiles which can be a haven for bat roosts. As the development will partially impacts these hanging tiles the Ecology Officer was consulted. The Ecology Officer has raised no concern given the condition of the property and its closely fitted tile hangings. However given the application site is adjacent to a wooded corridor an informative note has been attached to this decision to stop works if bats or any evidence of bats are encountered. The application therefore complies with Policy E5 of the TVBRLP.

8.7 Trees

The proposal is not considered to give rise to any adverse impacts on existing trees or their root protection zones, in accordance with Policy E2 of the TVBRLP.

8.8 Impact on parking provision

The proposal does not give rise to an additional demand for car parking or result in the loss of existing car parking spaces to serve the dwelling, in accordance with the parking standards as set out in Annex G and Policy T2 of the TVBRLP.

9.0 CONCLUSION

9.1 The proposal is considered acceptable and in accordance with the policies of the TVBRLP.

10.0 RECOMMENDATION

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans.**
Site Location Plan
Block Plan
Existing Floor Plans and Elevations Drawing Number 001
Proposed Floor Plans and Elevations Drawing Number 002A
Reason: For the avoidance of doubt and in the interests of proper planning.

3. **The external 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 Revised Local Plan (2016) Policy E1.**

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 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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