

7. **18/03109/FULLS (PERMISSION) 28.11.2018** 11 – 22
SITE: Birchdene, Ling Dale, **CHILWORTH**

CASE OFFICER: Jacob Cooke

8. **19/00287/FULLS (PERMISSION) 07.02.2019** 23 – 31
SITE: 4 Caenarvon Gardens, Chandlers Ford,
VALLEY PARK

CASE OFFICER: Sacha Coen

APPLICATION NO. 18/03109/FULLS
SITE Birchdene , Ling Dale, Chilworth, SO16 7LR,
CHILWORTH
COMMITTEE DATE 23rd April 2019
ITEM NO. 7
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1.0 VIEWING PANEL

- 1.1 A Viewing Panel was held on the 17th April 2019. Apologies were received from:
- Councillors Baverstock, Beesley, Collier, C. Dowden, Hatley and Jeffery.
- 1.2 The viewing panel was attended by:
- Councillors Bundy, Cooper, A. Dowden, Finlay, Richards and Thom.

2.0 PLANNING CONSIDERATIONS

- 2.1 Tables showing the footprint of the application site (existing and proposed), and the footprint of neighbouring properties along with their respective separation distances between neighbouring properties, are provided below.

2.2

Property Name	Footprint (m ²)	Distance to side boundary (m)	
Birchdene (application site)	303.8 (proposed) 203.7 (existing) 340.3 (previous permitted scheme 17/00041/FULLS)	1.9 (to Malabu)	8.3 (to Brookdene House)
Malabu	291.7	2.4 (to Birchdene)	1.7 (to Silver Birch)
Brookdene House	200	0.98 (to Birchdene)	1.98 (to 47 Ling Dale)
Silver Birch	228.5	0 (to Fregene)	2.3 (to Malabu)
Fregene	160	0 (to Happy Landings)	6.7 (to Silver Birch)
Happy Landings	117.6	4.3 (to Ranlea)	1 (to Fregene)
47 Ling Dale	130	2.3 (to Brookdene House)	1.8 (to 49 Ling Dale)
Fleetwood House	185	8.2 (to roadside)	4.4 (to Enzian House)

- 2.3 Please see the table below showing the plot size and footprint of existing properties.

2.4

Property Name	Footprint (m ²)	Size of Plot (m ²)	Percentage of Plot Covered by the Dwellinghouse (%)
Birchdene (application site)	303.8 (proposed) 203.7 (existing) 340.3 (previous permitted scheme 17/00041/FULLS)	1,175.1	25.9 (proposed) 17.3 (existing) 28.9 (previous permitted scheme 17/00041/FULLS)
Malabu	291.7	1,176.5	24.8
Brookdene House	200	615.7	32.5
Silver Birch	228.5	1,245.1	18.4
Fregene	160	1,519.7	10.5
Happy Landings	117.6	1,202.8	9.7
47 Ling Dale	130	649.7	20
Fleetwood House	185	1,199.2	15.4

2.5 **External Materials**

The application form is not as prescriptive in the use, or colour, of the external materials. In order to ensure a satisfactory external appearance in the area a condition is recommended to ensure control is maintained in the public interest.

3.0 **RECOMMENDATION**

PERMISSION subject to conditions and notes as per main agenda report recommendation, and additional condition 5.

5. **No development shall take place above DPC level of the development hereby permitted 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 Revised Local Plan (2016) Policy E1.

APPLICATION NO.	19/00287/FULLS
SITE	4 Caernarvon Gardens, Chandlers Ford, SO53 4NG, VALLEY PARK
COMMITTEE DATE	23 rd April 2019
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1.0 VIEWING PANEL

1.1 A Viewing Panel was held on the 17th April 2019. Apologies were received from:

- Councillors Anderdon, Baverstock, Beesley, Collier, C Dowden, Hatley, Hurst, and Jeffrey.

1.2 The viewing panel was attended by:

- Councillors Bundy, Cooper, A Dowden, Finlay, Richards and Thom.

2.0 SHADOW DIAGRAM

The shade diagram shows the existing shadow cast as dashed lines and the proposed as solid lines. Red is 14:00 hours, Green is 15:00 hours and Blue is 16:00 hours, as completed by the Officer using a sun on ground indicator for the 21st March.

As calculated the existing conservatory does not cast any shade onto 3 Caernarvon Gardens. The existing host property and the existing 1.8 metre high ship lap fencing located between 3 and 4 Caernarvon Gardens cast some shade as illustrated by the dashed lines.

As shown on the shade diagram the proposed extension will cast some additional shadow from about 15:45 hours on the neighbouring property. The extent of this shadow is however considered relatively small and, given that this would not result in any significant effect on the amenity of the neighbouring property the proposal complies with Policy LHW4 of the TVBRLP.

Since conducting a site visit (8th February 2019) and producing the shade diagram, the neighbour at 3 Caernarvon Gardens has changed their fencing (alongside the siting of the proposed extension) to a close-boarded fence of 2 metres in height above natural ground level. The shadow diagrams have not been updated to reflect this new position, however it is considered that the new fencing would affect the level of light being experienced in this property.

3.0 RECOMMENDATION NO CHANGE.

