

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 2 April 2019

Time: 5.30 pm

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

For further information or enquiries please contact:

Caroline Lovelock - 01264 368014
clovelock@testvalley.gov.uk

Legal and Democratic Service
Test Valley Borough Council,
Beech Hurst, Weyhill Road,
Andover, Hampshire,
SP10 3AJ
www.testvalley.gov.uk

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 Southern Area Planning Committee

MEMBER

WARD

Councillor A Finlay (Chairman)	Chilworth, Nursling & Rownhams;
Councillor I Richards (Vice-Chairman)	Romsey (Abbey);
Councillor N Adams-King	Blackwater;
Councillor N Anderdon	Chilworth, Nursling & Rownhams;
Councillor G Bailey	Blackwater;
Councillor D Baverstock	Romsey Cupernham;
Councillor A Beesley	Valley Park;
Councillor P Boulton	Broughton & Stockbridge;
Councillor P Bundy	Chilworth, Nursling & Rownhams;
Councillor D Busk	Broughton & Stockbridge;
Councillor C Collier	Romsey (Abbey);
Councillor M Cooper	Romsey (Tadburn);
Councillor S Cosier	North Baddesley;
Councillor A Dowden	Valley Park;
Councillor C Dowden	North Baddesley;
Councillor M Hatley	Ampfield & Braishfield;
Councillor I Hibberd	Romsey Extra;
Councillor P Hurst	Romsey (Tadburn);
Councillor I Jeffrey	Dun Valley;
Councillor A Johnston	Romsey Extra;
Councillor J Ray	Romsey Cupernham;
Councillor C Thom	Valley Park;
Councillor A Tupper	North Baddesley;
Councillor A Ward	King's Somborne & Michelmersh;

Southern Area Planning Committee

Tuesday 2 April 2019

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 12 March 2019**
- 6 Information Notes 5 - 10**
- 7 18/03307/FULLS - 19.12.2018 11 - 23**

(OFFICER RECOMMENDATION:PERMISSION)

SITE: Bramleys, The Crescent, Romsey, SO51 7NG,

ROMSEY TOWN (TADBURN)

CASE OFFICER: Mr Jacob Cooke

ITEM 6

TEST VALLEY BOROUGH COUNCIL **SOUTHERN AREA PLANNING 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 Consideration

The majority of applications 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. However, some applications are determined at the Area Planning Committees, or the Planning Control Committee instead, and this will happen if any of the following reasons apply:

- Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- Applications which the Head of Planning and Building Services considers are of significant local interest or impact.
- Applications (excluding notifications) where a Member requests in writing, with reasons, within the stipulated time span that they be submitted to Committee.
- Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest for its own developments except for the approval of minor developments.
- Notifications on which material planning objection(s) has been received within the stipulated time span (the initial 21 day publicity period) and no agreement with the Chairman of the appropriate Committee after consultation with the appropriate Ward Member(s) has been reached.
- Determination of applications (excluding applications for advertisement consent, listed building consent, and applications resulting from the

withdrawal by condition of domestic permitted development rights; Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received in the stipulated time span and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

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 approved or there is 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.
- * Where the Committee has resolved to make a decision, which in the opinion of the Head of Planning and Building, has a possible conflict with policy, public interest or possible claims for costs against the Council, those applications shall be referred to the Planning Control Committee for determination.

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 Revised Local Plan. 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 Test Valley Borough Revised Local Plan (2016). Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 24 July 2018 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2012. The revised NPPF is a material consideration in planning decisions.

So that sustainable development is pursued in a positive way, at the heart of the revised NPPF is a presumption in favour of sustainable development. Decisions should apply a presumption in favour of sustainable development. This 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. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local planning authorities may take decisions which depart from an up to date development plan,

but only if material considerations in a particular case indicate that the plan should not be followed.

For decision-taking, applying the presumption in favour of sustainable development means:

- Approving development proposals that accord with an up to date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - The application of policies in the revised NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised NPPF when taken as a whole.

Existing Local Plan policies should not be considered out of date because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF (the closer the policies in the Local Plan to the policies in the revised NPPF, the greater the weight that may be given).

ITEM 7

APPLICATION NO.	18/03307/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	19.12.2018
APPLICANT	Mr Dunman
SITE	Bramleys, The Crescent, Romsey, SO51 7NG, ROMSEY TOWN (TADBURN)
PROPOSAL AMENDMENTS	Roof alterations and first floor internal alterations Proposed Elevations (Drawing ref: DUN 204 A) Proposed Floor Plans (Drawing ref: DUN 203 A)
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.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located within a private road adjoining the main highway of Winchester Hill. The two storey detached property features picket fence and wall boundary to the frontage with hardstanding parking area. A garage is located to the south of the main dwelling. To the rear of the of the property, the land significantly slopes downward to the eastern boundary of the site. As a result of the site topography, the rear garden has been terraced with a 1.8 metre boundary wall to the north of the site.

3.0 PROPOSAL

- 3.1 Roof alterations and first floor internal alterations.

4.0 HISTORY

- 4.1 **18/01406/FULLS** Two storey side extension; demolition of existing detached garage; erection of attached double garage; rear roof alterations and raised decking area. **PERMISSION subject to conditions and notes** 29.10.2018.

5.0 CONSULTATIONS

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

6.0 REPRESENTATIONS Expired 17.01.2019

- 6.1 **Town Council:** Objection –

The presentation to the street is incongruous in that this part of the crescent consists of a run of semi-bungalows all of which have retained their modest scale.

6.2 **3 x Letters of objection (summarised):**

- Applicant should provide street elevation drawing to show the lack of consideration to existing properties by turning the pitch through 90 degrees, with the deep overhang along the west elevation and changing the roof materials from the existing.
- North west corner construction looks weak.
- Panel around first floor window appears to have no purpose either practically or aesthetically.
- Juliet balcony overlooks the road and is incongruous.
- Not clear if to be rendered/painted
- Block plan shows impossible car parking arrangement.
- Neighbours will be overpowered by the scale of the proposed west elevation.
- Works have started on the previously approved application.
- Proposed colours are not sympathetic to the colours or design of neighbouring houses.
- New roof design appears to show a significant increase in height of the building as seen from the street, disproportionate to both the original house and the revised plans approved in August. I do not believe the character of this end of The Crescent will be enhanced by the proposed new plans.
- Pitch of roof has turned 90 degrees and is 1.3 metres higher than previous one.
- New roof is stepped with a deep overhang along the west elevation which is seen from The Crescent.
- Would create a discordance façade when it is looked in conjunction with the adjoining properties. This would be apparent if the applicant had been asked to provide a street elevation showing such properties.
- It is not clear what the material intended for the 'mid grey cladding' would be. If it is plastic it would add to the aesthetic mismatch with the existing properties.

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 T1 – Managing Movement

Policy T2 – Parking Standards

7.3 Supplementary Planning Documents (SPD)

Romsey Town Design Statement – Area 6 Upper Cupernham and Winchester Road

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 biodiversity
- Impact on amenity of neighbouring property
- Impact on highway safety and parking

8.2 **Principle of Development**

The application site is located within a settlement boundary as designated by the Inset Maps of the Test Valley Borough Revised Local Plan (2016).

Therefore, the proposal is in accordance with Policy COM2 of the TVBRLP.

8.3 **Impact on the Character and Appearance of the Area**

When entering The Crescent from the northern access from Winchester Hill, this area benefits from mature trees and hedges of varying species and heights. From this position, the vegetation provides screening to the existing properties of White Pines, Lime Cottage, and Bramleys with glimpsed views of Whitewalls. Due to the vegetation and the road layout curving away from the application site, the application site is only appreciated when directly in front of it when approaching from this direction. It is only when in this specific position that the dwelling is in full view and could be recognised as once forming a part of three identical chalet bungalows.

Upon entering The Crescent from the southern entrance, again this is characterised by mature trees and hedges of varying heights. Moving through The Crescent from the southern entrance the inconsistent building design is apparent through the presence of a range of building designs from the 20th century. Consequently, the heights, scale and massing of the existing properties of The Crescent offers significant variation in the streetscene. . Moving northwards through The Crescent, the character provides some consistency through the presence of bungalows on the eastern side of The Crescent. Upon arriving at the property of Whitewalls, adjacent the application site, it only then becomes evident that the application site features similar design features to Whitewalls and Lime Cottage.

The existing dwelling once formed a part of a run of three identical chalet bungalows which are now referred to as Lime Cottage, Bramleys, and Whitewalls. These three properties featured the same design detailing and scale initially. However, Lime Cottage has been developed resulting in a dormer window to the front elevation roof slope, a single storey garage to the north of Lime Cottage, and solar panel to the south elevation. Whitewalls to the south of the application site, has had extensive development and includes two dormer windows to the front elevation, a two storey side extension, rear extensions and dormers to the rear roof slope. Bramleys has also been developed in the past resulting in a rear extension, with the frontage not featuring a significant change from its original design. As such, it is for these reasons the three dwellings are no longer visually consistent and why it is not essential to retain the character of the existing dwelling.

Indeed the variation in design features of the three bungalows are reflective and therefore contributing to the highly variable character and appearance of The Crescent. That said, the scale of the bungalows do retain a certain level of consistency.

- 8.4 From the wider street scene looking into the private road of The Crescent, it is clear that there is not a continuous building design. To the west of the application site, New House and Hill House are two storey gothic style dwellings, and to the south west of the application site features an extended bungalow of Rokesley. Further bungalows of varying design feature to the south of the application site, namely Mataranka and Woodside. This then leads to a mix of two storey detached dwellings and bungalows of differing designs that have design features of the Victorian period, 1930's and the latter part of the 20th century. Therefore this contributes to the non-uniform character and appearance of the area. Within the area of the application site, the properties of Whitewalls, Ellesmere, Durlston, Magnolia Woods, Skerries, and Woodside fill the majority of the width of their respective plots. The separation distance between other properties and their respective boundaries range from 0.5 metres to 4 metres. As such, the proposed extension that fills the width of the plot, is considered to integrate with the varied streetscene.
- 8.5 The appearance of the existing dwelling is of simple design but of no particular architectural merit, therefore the proposed contemporary design would appear to contrast with the original design. The third party comments address this directly and raise concern over the design. The policy requirement for the development to be considered acceptable is that it:
- a) Should integrate, respect and compliment the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles;

The character of the area has been set out above and is considered to be an area featuring a range of building styles from the last century, along with a range of plan forms and ridge heights. It is without doubt that the scheme would represent a significant change to the host building. It would present a full, two storey front in replacement of a catslide and dormer window, but, on balance, it is considered that the proposal integrates with the character and appearance of the area through the introduction of a contemporary design, further adding to the varying building styles through time. The scale of the proposal is considered to respect the area as there is a mix of two storey and chalet bungalows. The building materials of surrounding properties is a mix of render, cladding, red brick, clay tile and slate; the proposed external appearance features render, cladding and grey tiles. It is acknowledged that the overall appearance of the proposed would be different to the surrounding properties. However as the neighbouring dwellings are not of uniform design and there is a broad mix of materials used within The Crescent, it is considered on balance, that the development would integrate and complement the character and appearance of the area. The proposal is considered to accord Policy E1 of the TVBRLP.

8.6 **Impact on Biodiversity**

The previous proposal was supported by a bat survey which has confirmed that bats are not present. Although this was not formally submitted with the current application, the Hampshire County Council Ecologist assessed this document against the current proposal and concluded that there are no concerns that the development would affect bats but required that should they be discovered during the course of works, guidance is provided to the applicant of the correct course of action to take. To achieve this, an informative note is added for guidance if bats are discovered during the course of the works as a precautionary measure. The proposal is in accordance with Policy E5 of the TVBRLP.

8.7 **Impact on Amenity**

The policy test set out that development will be permitted provided that:

- a) It provides for the privacy and amenity of its occupants and those of neighbouring properties;
- b) In the case of residential developments it provides for private open space in the form of gardens or communal space which are appropriate for the needs of residents; and
- c) It does not reduce the levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels

Third party comments raise concern regarding fenestration to the first floor west elevations overlooking the private road of The Crescent. Existing properties to the north and south of the application site feature first floor windows that look onto the private road of The Crescent. The proposed first floor fenestration to the west elevation maintains this relationship. In relation to point a) above, views from the first floor windows of the proposal would not have an adverse impact to the privacy and amenity of its occupants or those of neighbouring properties for this reason.

- 8.8 A window serving the first floor ensuite on the south elevation is indicated as being obscure glazed, however this is not formally stated on the plans. Therefore, to ensure this window would not contribute to overlooking, thereby having an adverse impact on the amenity of neighbouring property of Whitewalls, it is secured by condition that this window is obscured in perpetuity to privacy level 4 or above.
- 8.9 Windows situated to the rear elevation would not contribute to overlooking to neighbouring properties due to the rear elevation already appears as a two storey dwelling. Therefore, the proposed fenestration would not adversely change the relationship from the current situation. As such, it is considered that the privacy and amenity of occupants and neighbouring properties would not be adversely impacted.
- 8.10 The proposal would not adversely impact the levels of daylight, sunlight, or overshadow neighbouring properties as the proposal does not have a significantly different shadow when compared to the existing dwelling house. This assessment was carried out in accordance with the BRE *Site Layout Planning for Daylight and Sunlight: A guide to good practice*. The proposal is considered to be in accordance with Policy LHW4 of the TVBRLP.

8.11 **Impact on Highway Safety and Parking**

The proposal facilitates the parking for 3 vehicles onsite, 2 are situated on the hardstanding on the front elevation, and one within the proposed garage. The remaining space within the garage is capable to facilitate the storage of 2 bicycles. This amount of car parking and cycle storage is in accordance with Policy T2 and Annex G of the TVBRLP. The existing vehicle access is not proposed to be altered within this application. It is noted that vehicles alighting at this property would need to reverse out from the site onto The Crescent should they enter the site in a forward gear. This is not a change from the current situation, also due to the road being a private road serving residential properties it is considered this would not have an adverse impact on highway safety. As such, the existing access is considered as acceptable and in accordance with Policy T1 of the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposal on balance, is considered to be in accordance with the 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 plans:**
Proposed Elevations (Drawing ref: DUN 204 A)
Proposed Floor Plan (Drawing ref: DUN 203 A)
Site Location Plan (Drawing ref: DUN 186)
Existing Floor Plan (Drawing ref: DUN 201)
Existing Elevations (Drawing ref: DUN 202)
Block Plan (Drawing ref: DUN 205)
Proposed Elevations (Drawing ref: DUN 003)
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture as stated within the submitted drawing DUN 204 A.**
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.
4. **The first floor window on the south elevation serving the ensuite will be obscure glazed to privacy level 4, or above and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.**
Reason: To ensure the privacy of the occupants in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

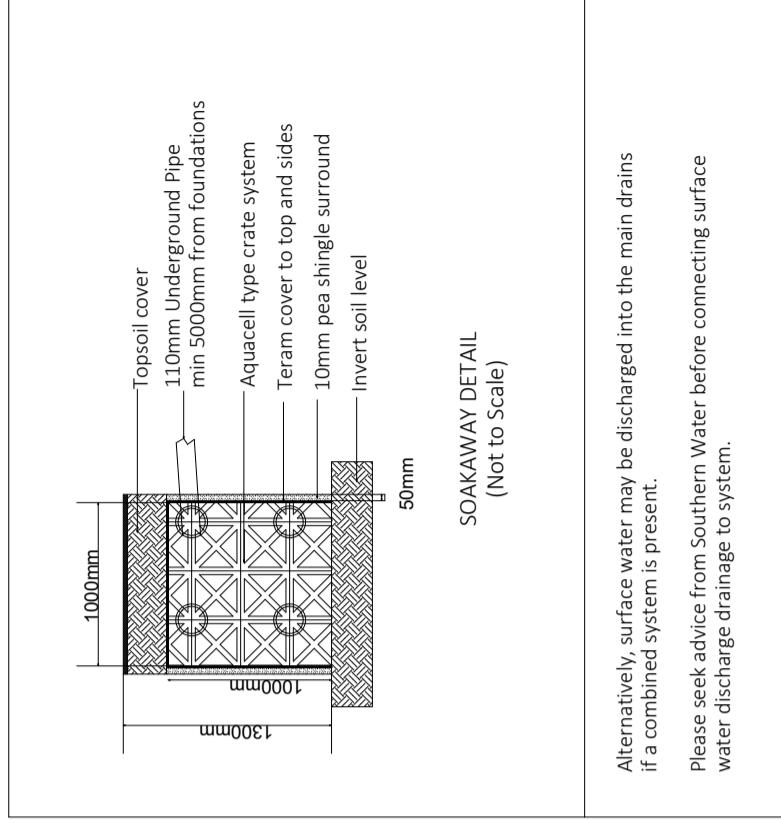
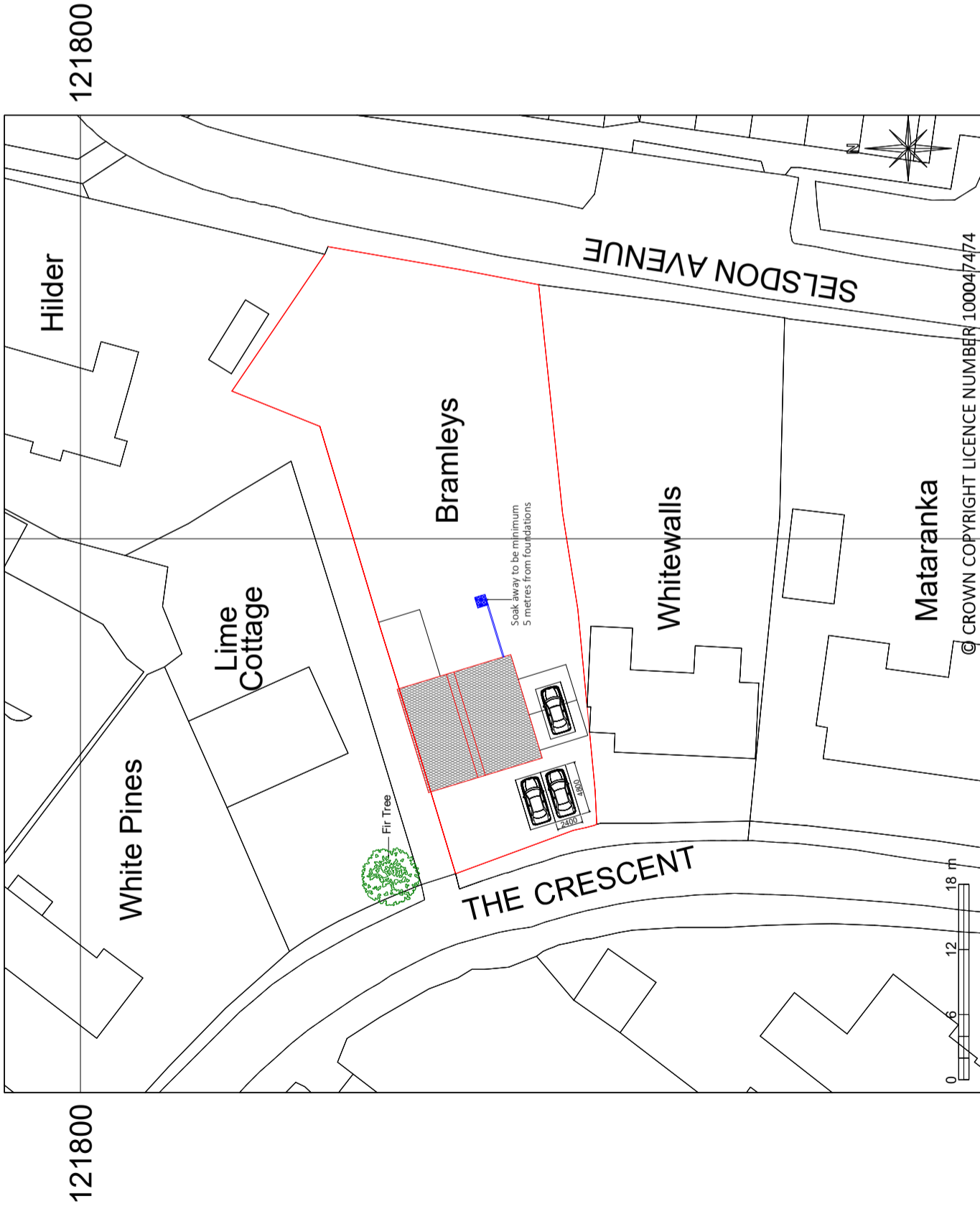
Notes to applicant:


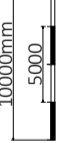
- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering 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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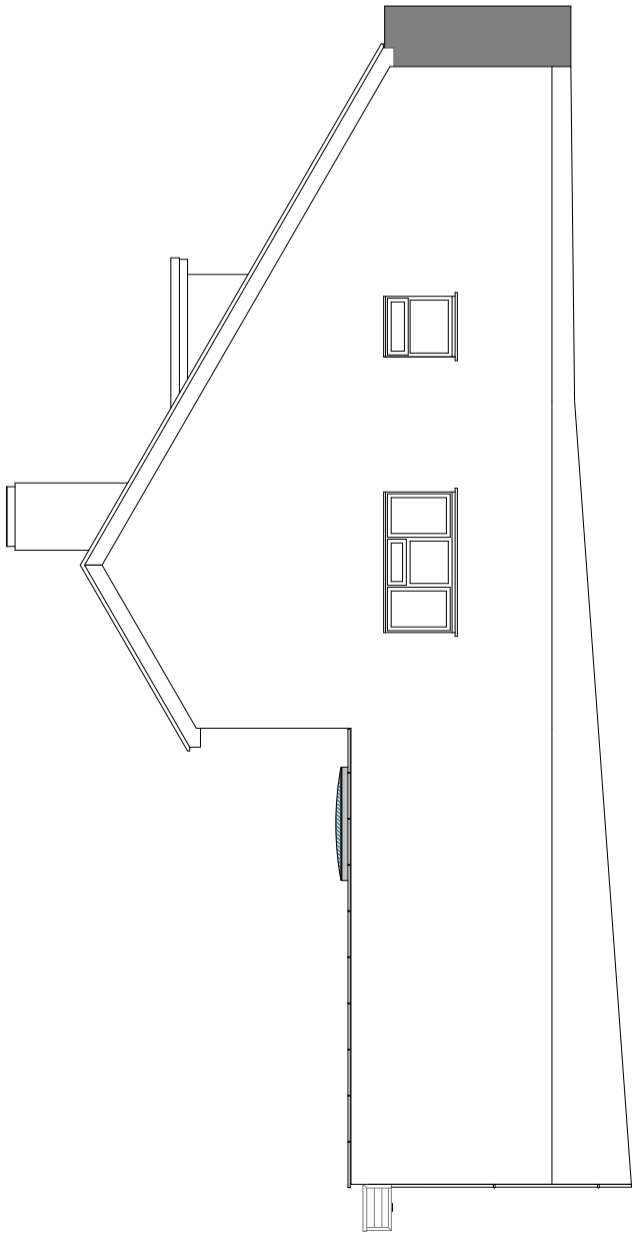


Siteplan

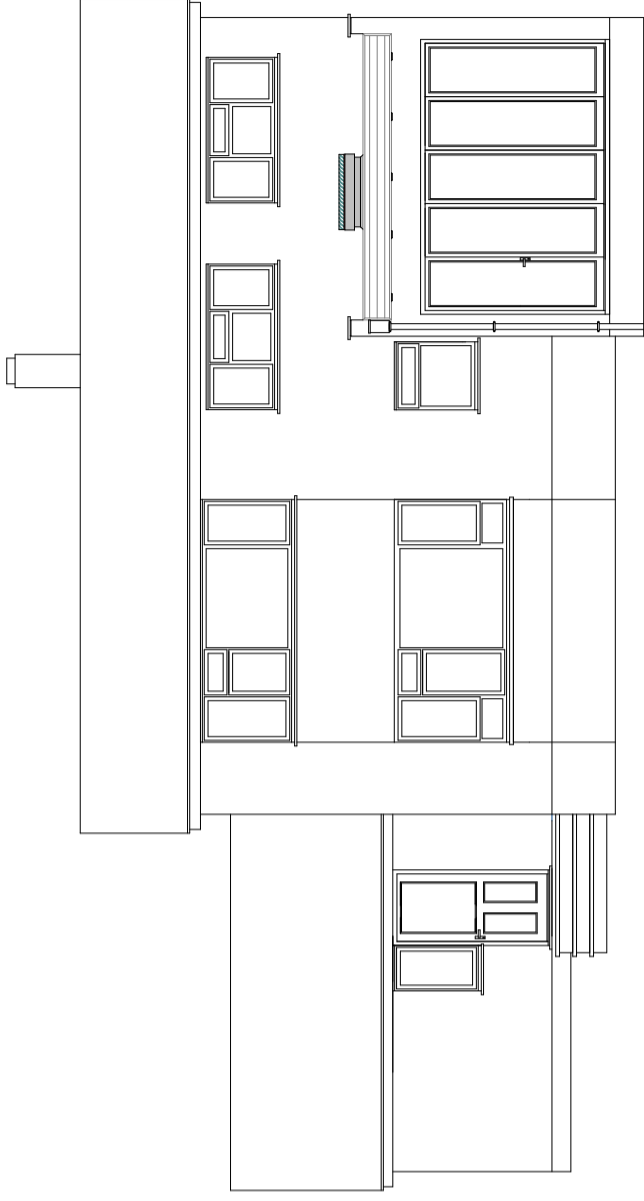
Test Valley
Borough Council



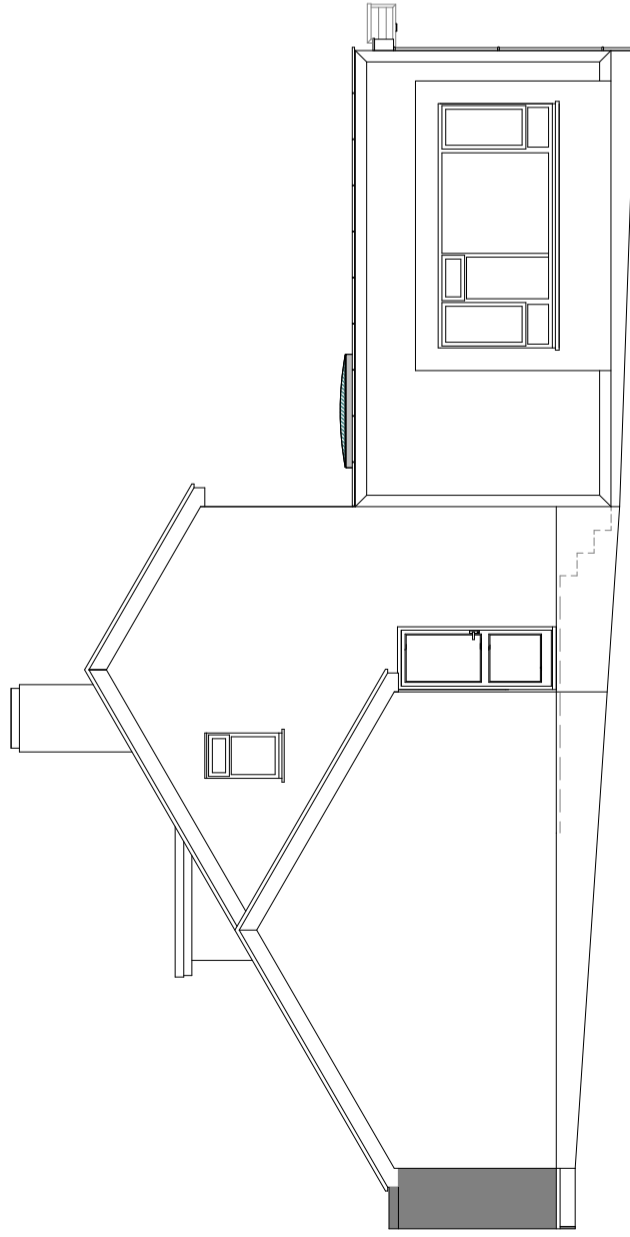
	Company Contact Details IHD Architectural Services Ltd 23 Shamrock Way, Hythe Marina, Southampton, SO45 6DY Tel: 023 8178 0950 E-mail: info@ihd-architecturalservices.com www.ihd-architecturalservices.com		Scale	1:500 	Page Size	A3	Drawn By	Simon Ashworth	Drawing No	DUN 205	Revision		Client	Mr Dunman	Site Address	Bramleys The Crescent Romsey Hampshire SO51 7NG	Project	Roof Alterations & First Floor Internal Alterations
			Checked By	Simon Ashworth	Drawing Date	DEC 2018												
Plan Title		Block Plan																
		© All drawings and notes are copyright to IHD Architectural Services Ltd and must not be reproduced without prior consent																



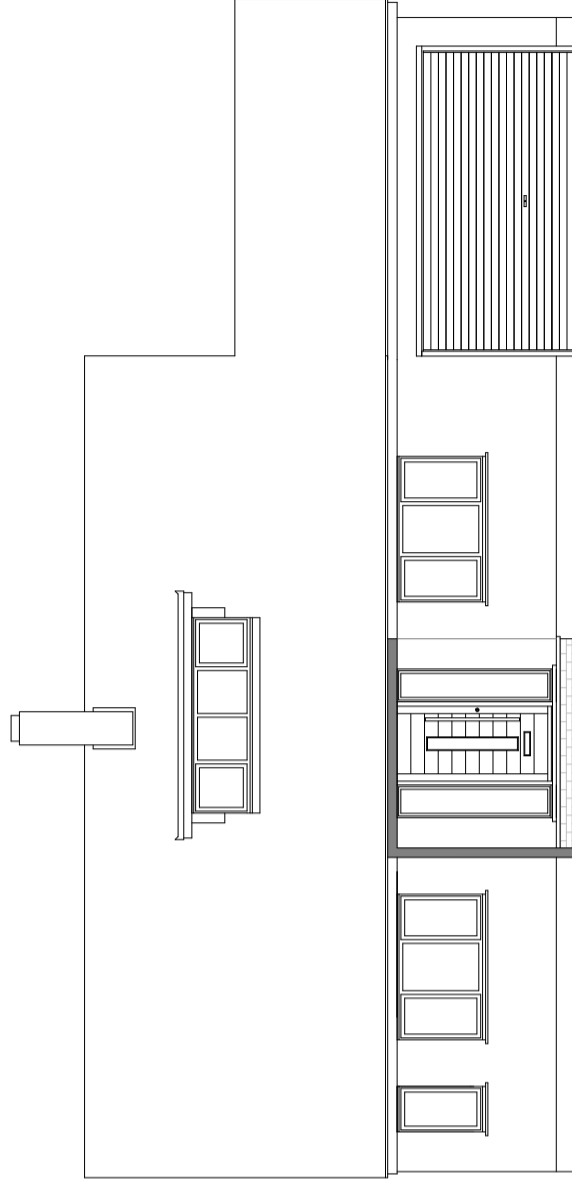
North Elevation



East Elevation



South Elevation



West Elevation

NOTES:

1. Plans issued for planning purposes only & are not to be used for construction.
2. Internal layout is indicative only.
3. All measurements must be checked on site prior to commencement of works.
4. All measurements are in mm & are approximate.
5. It is the homeowners responsibility to ensure the appropriate Local Authority permissions are in place prior to commencement of the build.
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Company Contact Details
 IHD Architectural Services Ltd
 23 Shamrock Way, Hythe Marina,
 Southampton, SO45 6DY
 Tel: 023 8178 0950
 E-mail: info@ihd-architecturalservices.com
 www.ihd-architecturalservices.com

Page Size

A3

Scale

1:100

Drawn By

Simon Ashworth

Plan No

DUN 202

Revision

Client

Mr Dunman

Site Address

Bramleys
 The Crescent
 Romsey
 Hampshire
 SO51 7NG

Project

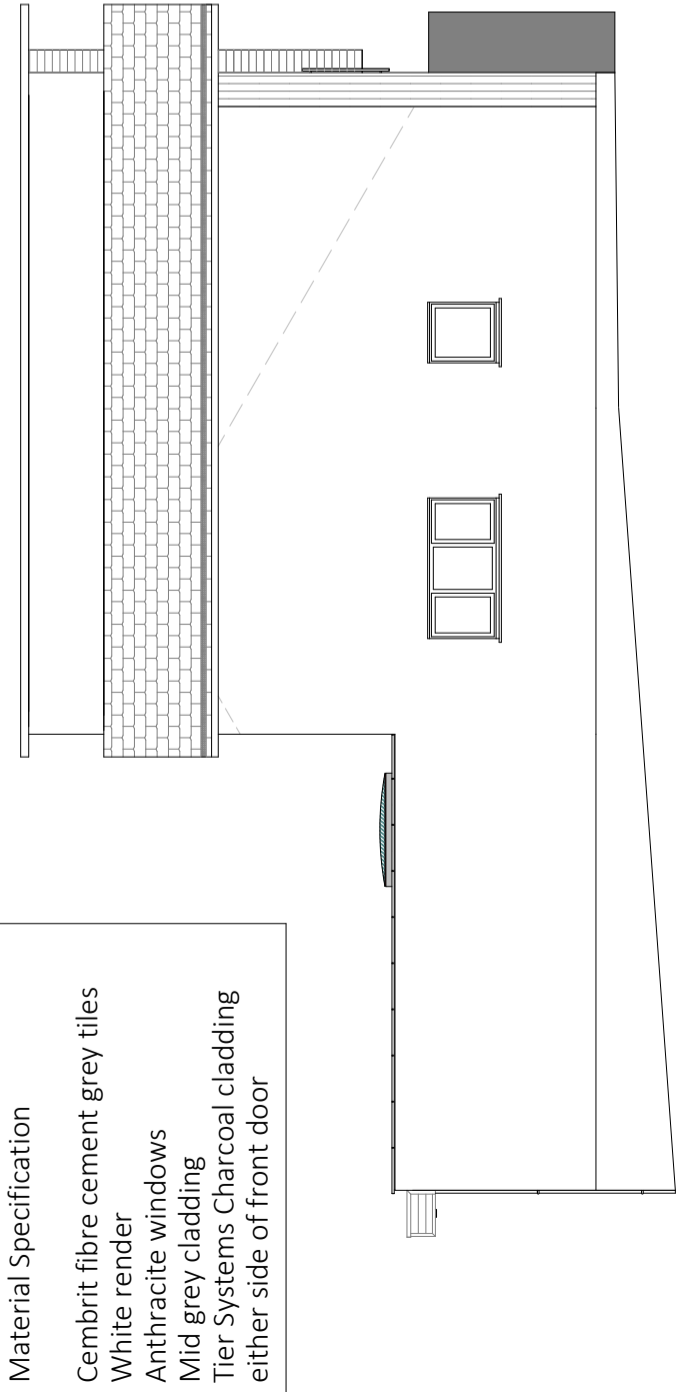
Roof Alterations
 & First Floor
 Internal Alterations

Plan Title

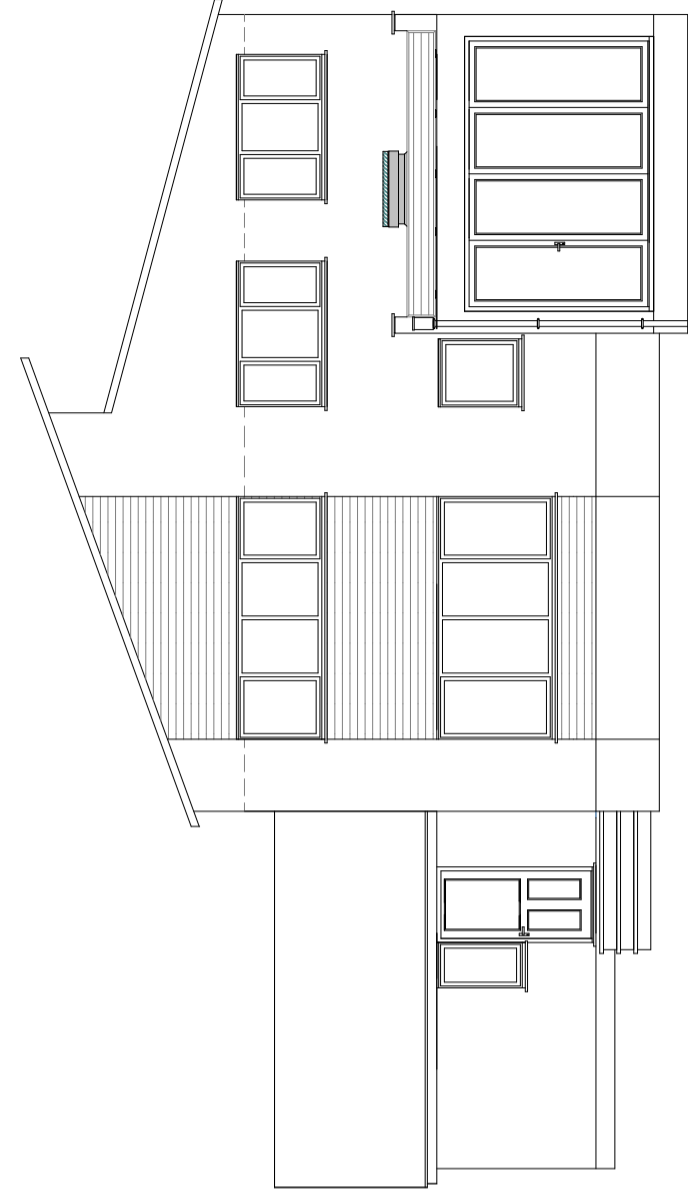
Existing Elevations



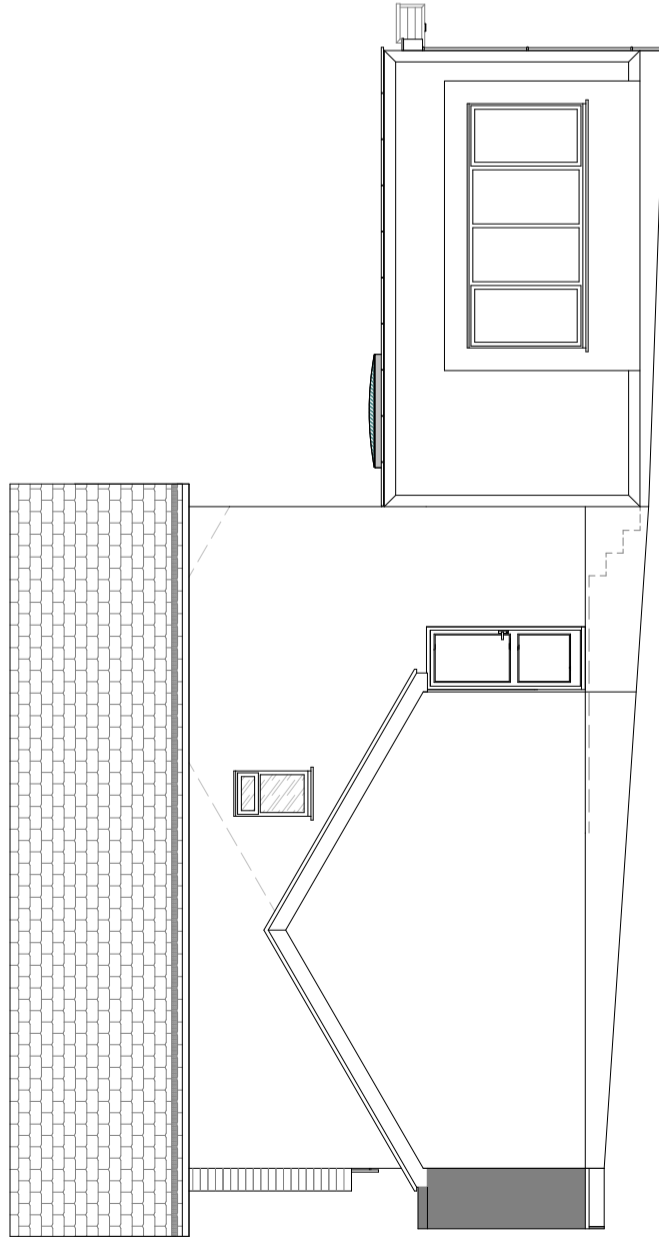
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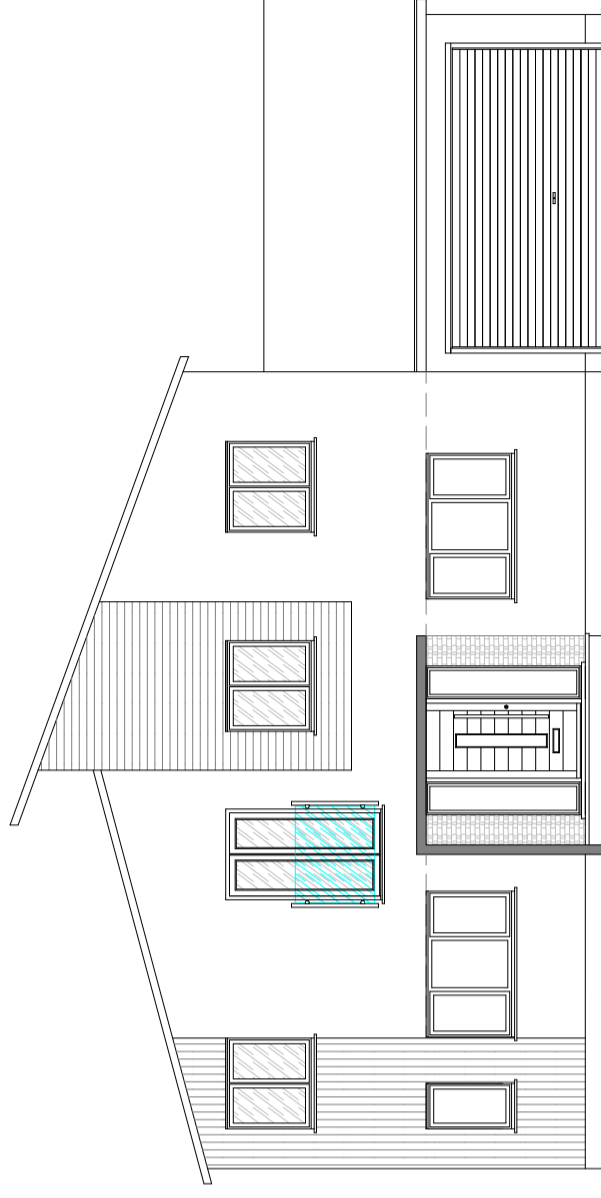
North Elevation



East Elevation



South Elevation



West Elevation

Material Specification

- Cembit fibre cement grey tiles
- White render
- Anthracite windows
- Mid grey cladding
- Tier Systems Charcoal cladding either side of front door

NOTES:

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 Southampton, SO45 6DY
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Company Contact Details

Drawn By: Simon Ashworth
 Checked By: Debbie Ashworth
 Plan No: DUN 204
 Plan Date: JAN 2019

Client

Mr Dunman

Project

Roof Alterations & First Floor Internal Alterations

Site Address

Bramleys
 The Crescent
 Romsey
 Hampshire
 SO51 7NG

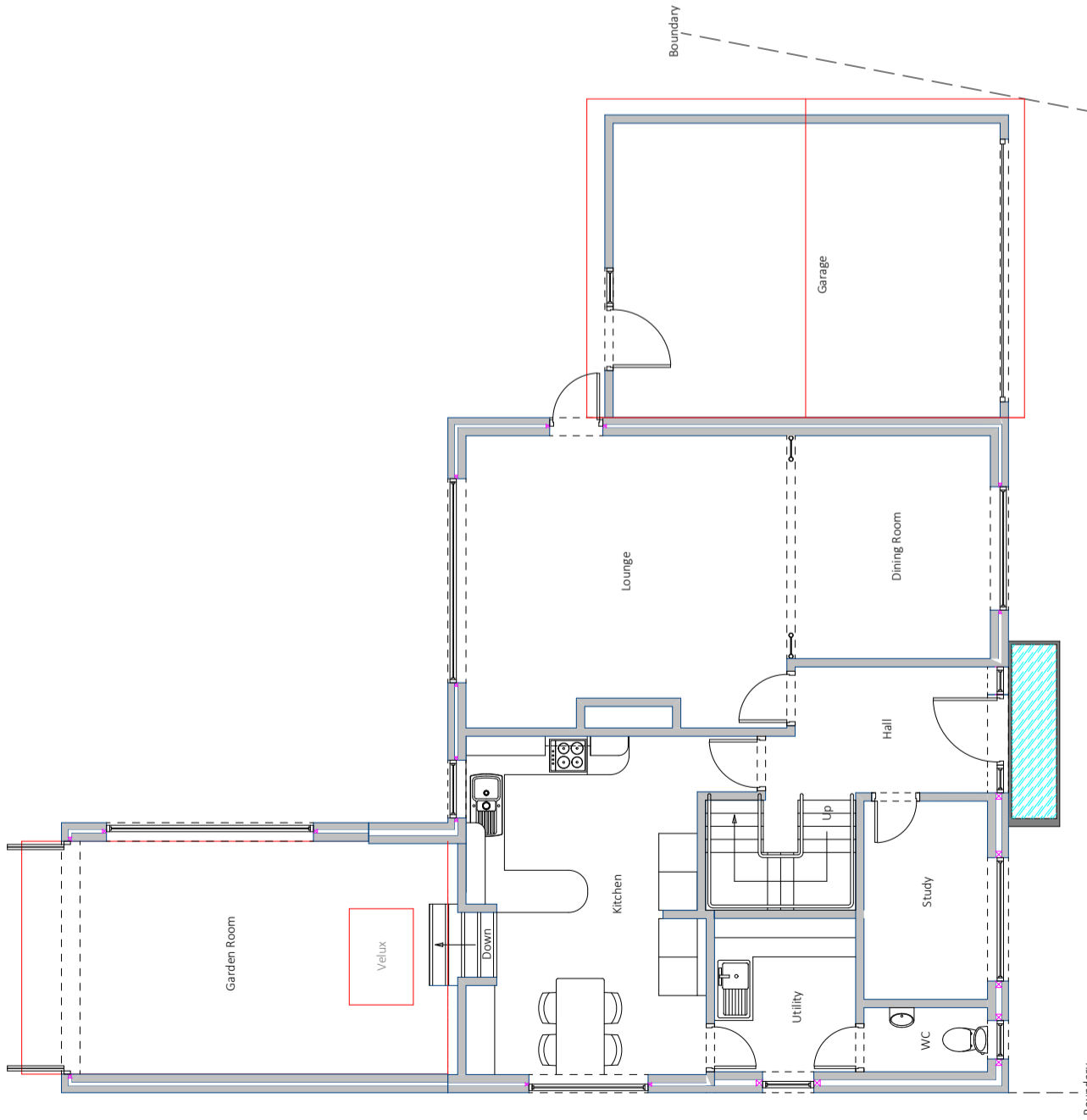
Revision (A)

Showing Extended Bay to Bedroom 1

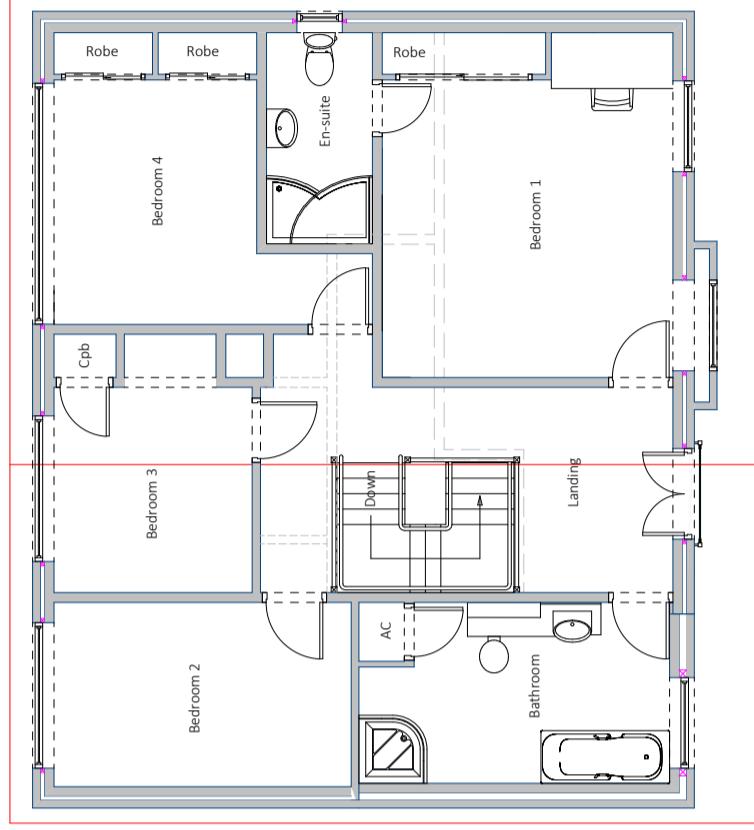
Plan Title

Proposed Elevations

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Ground Floor

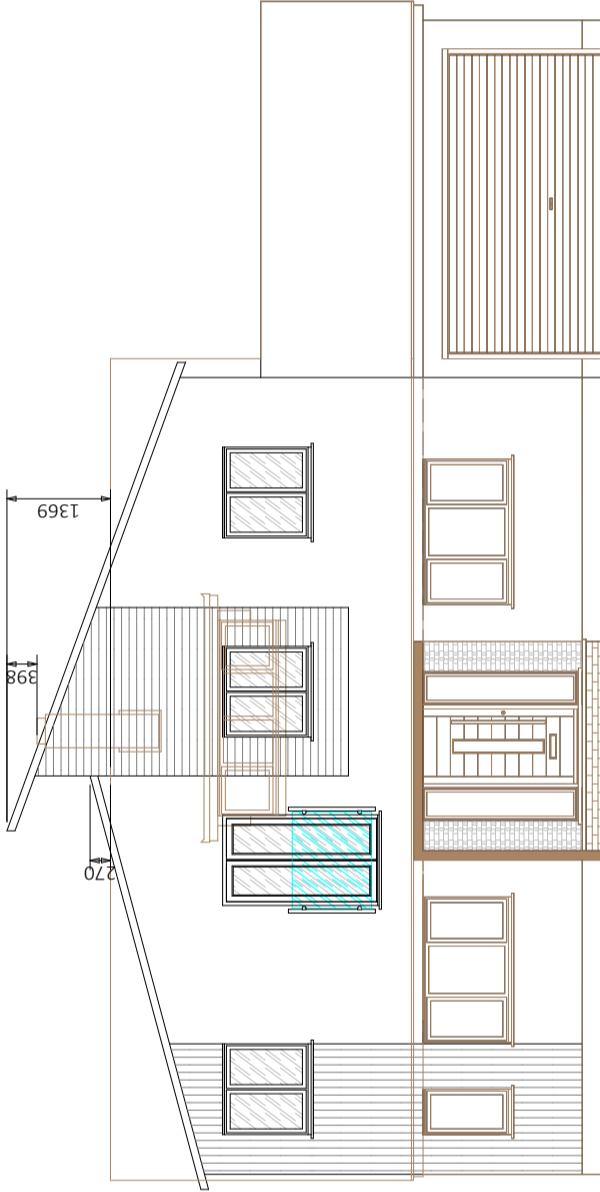


First Floor

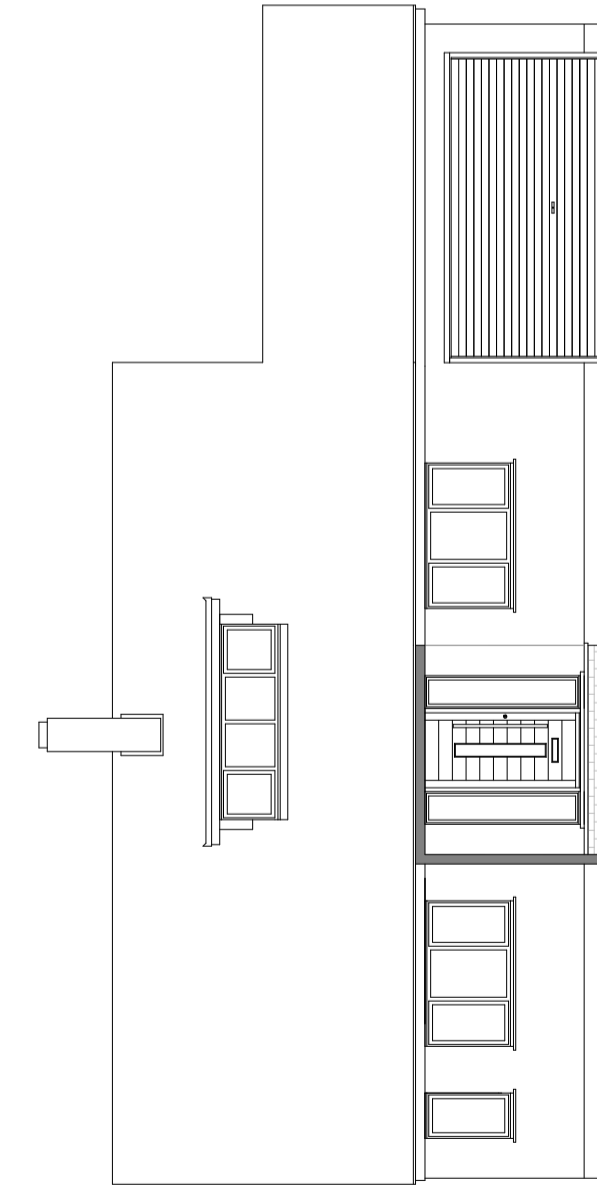
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	Plan Title Proposed Floor Plans		© All drawings and notes are copyright to IHD Architectural Services Ltd and must not be reproduced without prior consent							



Overlay Of Proposed & Existing West Elevation




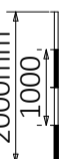
Existing West Elevation



Proposed West Elevation

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	1:100 		A3	Simon Ashworth	DUN 003		Mr Dunman	Bramleys The Crescent Romsey Hampshire SO51 7NG	Roof Alterations & First Floor Internal Alterations	

Plan Title

Proposed Elevations Showing Existing Overlay

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