

## Notice of Meeting

# Southern Area Planning Committee

**Date:** Tuesday 25 July 2023

**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 368000  
clovelock@testvalley.gov.uk

**Legal and Democratic Service**

Test Valley Borough Council,  
Beech Hurst, Weyhill Road,  
Andover, Hampshire,  
SP10 3AJ

[www.testvalley.gov.uk](http://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**

<b>MEMBER</b>	<b>WARD</b>
Councillor M Cooper (Chairman)	Romsey Tadburn
Councillor A Dowden (Vice-Chairman)	Valley Park
Councillor G Bailey	Blackwater
Councillor P Bundy	Chilworth, Nursling & Rownhams
Councillor J Burnage	Romsey Cupernham
Councillor C Dowden	Valley Park
Councillor K Dunleavey	Chilworth, Nursling & Rownhams
Councillor A Ford	North Baddesley
Councillor S Gidley	Romsey Abbey
Councillor I Jeffrey	Mid Test
Councillor A Johnston	Mid Test
Councillor J Parker	Romsey Tadburn
Councillor A Warnes	North Baddesley

## **Southern Area Planning Committee**

Tuesday 25 July 2023

### **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 4 July 2023**
- 6 Information Notes 4 - 9**
- 7 23/00793/FULLS - 23.03.2023 10 - 25**

**(OFFICER RECOMMENDATION: PERMISSION)**

SITE: Little Beeches, Braishfield Road, Crookhill, SO51  
0QB, **BRAISHFIELD**  
CASE OFFICER: Kate Levey

- 8 23/01208/FULLS - 10.05.2023 26 - 39**

**(OFFICER RECOMMENDATION: PERMISSION)**

SITE: 12 Stinchar Drive, Chandlers Ford, Eastleigh, SO53  
4QH, **VALLEY PARK**  
CASE OFFICER: Nathan Glasgow

## 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 and this will happen if any of the following reasons apply:

- (a) 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.
- (b) Applications (excluding notifications) where a Member requests in writing, with reasons and within the Application Publicity Expiry Date, that they be submitted to Committee. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (c) 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.
- (d) Applications where the Head of Planning and Building Services recommends refusal of an application solely on the basis of failure to achieve nutrient neutrality where a Ward Member requests in writing, with reasons, within 72 hours of notification of the recommendation for refusal that they be submitted to Committee for determination. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (e) To determine applications (excluding applications for advertisement consent, certificates of lawfulness, 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 within the Application Publicity Expiry Date 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 Democratic Services 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 Democratic Services 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 on the Area Committee who have personal interests or where a Member has pre-determined his/her position on the relevant application, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent and relevant Ward Members who are not Committee Members will have a maximum of five minutes. 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.

## **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 on the Council's website. 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.

### **The Natural Environment and Rural Communities (NERC) Act 2006 and Environment Act 2021**

The Council has a duty under the Environment Act 2021, from the 1<sup>st</sup> January 2023, to ensure consideration is given to what can be done to conserve and enhance biodiversity through the exercise of its functions, agree policies and specific objectives based on those considerations and to act to deliver these policies and achieve objectives.

Previously the Council had 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 secured either by condition or, where appropriate, legal Obligation 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 and enhanced, 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), and 'made' Neighbourhood Plans. 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.

In July 2021 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2018. 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

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<b>APPLICATION NO.</b>	23/00793/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	23.03.2023
<b>APPLICANT</b>	Lauren Wiltshire
<b>SITE</b>	Little Beeches, Braishfield Road, Crookhill, SO51 0QB, <b>BRAISHFIELD</b>
<b>PROPOSAL</b>	Erection of single storey side extension, works to roof with alterations to create living accommodation in the roof, erection of single storey front porch and various alterations
<b>AMENDMENTS</b>	7 June 2023 – amended plan reference 20073-PL-805A received, removing the chimney from the proposal
<b>CASE OFFICER</b>	Kate Levey

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

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### 1.0 INTRODUCTION

- 1.1 The application has been called to Southern Area Planning Committee at the request of a member.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located within the settlement boundary to the west of Braishfield Road. The site contains an existing detached bungalow with a hipped roof, which features red brick elevations, a tiled roof and white upvc fenestration. The existing property is set back from the highway by approximately 20 metres. The property is within a good sized plot with front and rear gardens. The trees aligning the front boundary, adjacent to Braishfield Road, are protected by a TPO. The site has flat topography, and is served by an existing access point from Braishfield Road.

### 3.0 PROPOSAL

- 3.1 Erection of single storey side extension, works to roof with alterations to create living accommodation in the roof, erection of single storey front porch and various alterations.
- 3.2 At the time of the case officer's site visit, the development had commenced, and the external walls of the extension had been built.

### 4.0 RELEVANT HISTORY

- 4.1 21/03093/FULLS Retention of rear outbuilding. Permission subject to conditions and notes 14.01.2022.

5.0 **CONSULTATIONS**

5.1 Ecology: no objection subject to condition

5.2 Trees: no objection subject to conditions

6.0 **REPRESENTATIONS** Expired 24.04.2023

6.1 Braishfield Parish Council: no objection

- The same comments as application 22/03012/FULLS
- The bricks and tiles must be chosen carefully to match with existing materials
- The position of the chimney seems visually odd and a potential source of pollution
- The proposed large windows may need obscure glass
- Concerns re parking/ turning and the TPO protected roots.

6.2 3 letters of objection from occupiers of Oakdene, Kendal and The Cottage, Crook Hill, Braishfield (summarised):

Oakdene

- Previous comments submitted under 22/03012/FULLS remain the same
- Concern about overlooking from the three velux windows on the north elevation to Oakdene
- Concern about overlooking from west facing window to neighbours
- Concern about overlooking from garden of Oakdene and neighbours into Little Beeches
- Planning approval at Oakdene required obscure glazed side partitions
- Work has started on site possibly under permitted development

Kendal

- The works have commenced and this is assumed to be permitted development
- Concern about overlooking and loss of privacy of bedroom on south elevation windows
- Concern about loss of privacy for occupiers of the loft at Little Beeches
- Smaller windows should be smaller or velux type or moved away from the chimney
- Potential exhaust fumes entering habitable rooms at Little Beeches
- Concern that the roof structure of the lounge could become a roof terrace and concern about overlooking should this become the case

3 letters of objection from occupiers of Oakdene, Kendal and The Cottage, Crook Hill, Braishfield (summarised):

The Cottage

- The extension is too large
- Concern about trees
- How is it proposed to deal with water run-off
- Concern about bats

- The large window on the first floor of bedroom 2 should be frosted and moved to west facing wall
- Flat roof area should not be converted to a balcony
- The property has suffered from subsidence are the foundations adequate
- Traffic management has been ignored

## 7.0 **POLICY**

### 7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Habitats and Species Regulations (2017) as amended

### 7.2 Test Valley Borough Revised Local Plan (2016)(TVBRLP)

COM2: Settlement hierarchy

E1: High quality development in the Borough

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

E5: Biodiversity

LHW4: Amenity

T1: Managing movement

T2: Parking provision

### 7.3 Supplementary Planning Documents (SPD)

Braishfield Village Design Statement, published 2002

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- Principle of development
- Character and appearance of the area
- Arboriculture
- Biodiversity
- Neighbouring amenity
- Highways
- Parking provision

### 8.2 **Principle of development**

The site 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 **Character and appearance of the area**

Braishfield Road abuts the application site to the east and provides clear views of the application site and neighbouring properties. The John Bevan path runs parallel with Braishfield Road and the development would also be visible from here. The dwellings along Braishfield Road comprise of detached dwellings which are a mix of single storey bungalows and chalet bungalows. The properties display a mixture of design features and building materials including

red brick and render. The neighbouring sites along Braishfield Road are set back from the road and display a linear form of development. The properties aligning Braishfield Road typically have soft landscaping and parking to the front. The 5 oak trees to the front of Little Beeches are protected by TPO.TVBC.1185. The green features in this area form an important landscape feature.

- 8.4 The proposal is for a single storey side extension and alterations to the roof including provision of a larger box dormer and extending the ridge line to the rear. The roof alterations are to create a further bedroom within the loft space. The side extension does not project forward of the principal elevation and due to this positioning, it does not disrupt the linear form of development displayed by the properties along Braishfield Road. The development is single storey with a maximum ridge height of 4 metres and so it is lower than the ridge on the existing dwelling and therefore appears subservient to it. The extension would be constructed of red multi brick which matches the existing property and would help the extension to integrate with it. The proposed dormer on the side (south) elevation replaces a previous smaller dormer window which was present on the same elevation. The proposed dormer projects out from the existing pitched roof of the main house by 3.5 metres and as such is not considered to be of an excessive scale. On balance, given the scale and siting of the extension and roof alterations, it is considered that the development is not visually intrusive from public vantage points along Braishfield Road and the John Bevan path.
- 8.5 The development also provides for a single storey porch with a dual pitched roof which would be on the principal elevation facing onto Braishfield Road. The scale of the porch is considered to be modest and at an appropriate size compared with the existing dwelling. The provision of the porch is not considered to detrimentally effect the character of the area by virtue of design, location or scale.
- 8.6 The proposed extension, roof alterations and porch are considered to be of a scale and design that is appropriate to that of the existing dwelling. Whilst the development would be publically visible from Braishfield Road and the John Bevan path, it would be seen in context with the surrounding built form which is characterised by a range of dwelling types and designs. The proposals are therefore considered to satisfactorily integrate and complement the character of the area in accordance with policy E1 of the TVBRLP.
- 8.7 **Arboriculture**  
There are mature oak trees aligning Braishfield Road and these trees form an important landscape feature within this area and soften the appearance of the built form. These oak trees are protected by TPO.TVBC.1185. The application is supported by an arboricultural implications assessment and method statement (Ecourban Arboricultural, March 2023) which demonstrates the tree constraints and how the trees can be protected during the development. The tree information also identifies a new tree which will be planted, to replace the TPO oak tree which collapsed in 2021. It is considered appropriate and necessary for a condition to be added to any permission requiring the trees to be suitably protected throughout construction in accordance with the submitted details. An

additional condition is recommended such that details of the specimen oak tree to replace the TPO oak tree which collapsed in 2021 are submitted for approval. It is acknowledged that the Tree Officer has recommended that this condition be applied for prior to the commencement of development. However, the development has already commenced and so the trigger point has been changed to prior to first occupation of the development hereby permitted. Subject to such a condition, it is considered that the proposals would comply with policy E2 of the TVBRLP.

#### 8.8 **Biodiversity**

The application is supported by a preliminary ecological appraisal (CC Ecology, July 2021) and an ecology addendum (Ecosupport, March 2023). The survey work identified that the existing building provides numerous points that can be used by bats for roosting and / or access to roosts, and small numbers of brown long-eared bat droppings were recorded. Subsequent emergence and re-entry surveys identified a brown long-eared bat day roost within the roof void. A roof void inspection carried out 22nd February 2023 has confirmed that the condition of the building and status of the brown long-eared roost has not altered since the 2021 survey and assessment work.

8.9 The development will result in the loss of a roost used by individual non-breeding bats. If avoidance measures are not taken then the work has the potential to kill / injure individual bats. The development will therefore result in a breach of the EU Directive.

8.10 An EPS licence can only be granted if the development proposal is able to meet three tests:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))
2. there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and
3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).

8.11 In terms of the first test, the application will improve the living conditions for the applicant and therefore result in social benefits of this nature. In addition, there are no other buildings on the site which could provide alternative accommodation to meet needs of applicants and consequently, there is no satisfactory alternative to the proposed development as required by the second test.

8.12 In order to assess the development against the third test, sufficient details must be available to show how killing / injury of bats will be avoided and how the loss of the roost will be compensated. In this case, a strategy is provided that includes methods to be followed during the development to ensure bats are not disturbed, killed or injured, together with new roosting opportunities to be provided within the retained roof void areas and through the installation of bat boxes. It is noted that the ecologist supports all these measures.

8.13 Subsequently, it is considered that the mitigation measures submitted will ensure that the proposed development is unlikely not to be licensed. With the addition of a condition securing the implementation of the submitted mitigation measures, the application is in accordance with Policy E5 of the TVBRLP in this respect.

8.14 **Neighbouring amenity**

The Cottage

The Cottage is the neighbouring property to the south of the application site. The distance from the proposed south elevation of Little Beeches and the corresponding north elevation of The Cottage would be 5.5 metres. The intervening boundary treatment between The Cottage and Little Beeches is a fence of approximately 1 metre in height and some shrubs. There are two windows on the north elevation of The Cottage, one of which is obscure glazed. The proposal includes provision of two rooflights on the single storey extension, and three high level windows on the south elevation serving the dining room and lounge, and a first floor window serving a bedroom. The two rooflights on the single storey extension would allow views skyward only. The three high level windows are positioned at such a height that it is unlikely that views out of these windows would be possible. A condition is recommended such that these windows are installed at a height of 1.8 metres above the internal floor level to protect amenity of The Cottage. The proposed dormer window at first floor level would serve a bedroom and as such is secondary accommodation where the occupants are unlikely to spend significant periods of time during the day. Any views out of the dormer towards The Cottage would be at an oblique angle and furthermore, the existing south elevation includes a small dormer window already which serves a loft space. This is given limited weight as the loft is not habitable accommodation. Notwithstanding this, for the reasons outlined above the proposal is not considered to cause any significant adverse overlooking to The Cottage.

8.15 The proposed development is single storey with a ridge height of 3.5 metres. Due to the orientation of the proposed extension, any additional shadow resulting from the proposed development would fall onto the existing dwelling at Little Beeches. Due to the separation distance and the fact that The Cottage is set back from Little Beeches, it is not considered that the proposal would give rise to any adverse impact to the occupiers of The Cottage in terms of overbearing impact, loss of daylight or sunlight.

8.16 Kendal

This dwelling is located 29 metres to the south of Little Beeches and is the immediate neighbour to the south of The Cottage. As such, views of the application site are partially blocked by the existing dwelling The Cottage. Due to the separation distance away from Little Beeches and the intervening dwelling it is not considered that this neighbour would experience any adverse amenity impact as a result of the development.

8.17 Oakdene

This neighbour is positioned to the north of the application site. There is a high level window on the west elevation of Oakdene. At the application site, the number of ground floor windows would remain unchanged. The three high level windows are proposed within the roof slope on the north elevation of Little Beeches, which would serve a bedroom and shower room. Due to the height and angle of which they are to be installed within the roof slope, it would be difficult for the occupiers to obtain views out of them. Also the rooms which are served by the rooflights are not primary accommodation. For these reasons it is not considered that the development would give rise to any significant overlooking impact to the neighbours of Oakdene subject to a condition that the rooflights are installed to a height of 1.8 metres from the proposed internal floor level.

8.18 The proposal does not involve the addition of any built form towards the direction of Oakdene and as such, would not have any affect in terms of day light / sunlight reaching Oakdene, or overbearing impact.

8.19 For the reasons set out above it is considered that the proposal would not be detrimental to the neighbour's amenity. By virtue of the size (bulk and mass) and design of the proposal, it's position relative to neighbouring properties, and the nature of the intervening boundary treatment, the proposal would not give rise to any significant adverse impact on the living conditions of neighbouring properties by virtue of loss of daylight, sun light, or privacy. The proposal is in accordance with Policy LHW4 of the TVBRLP.

8.20 **Parking provision and highways**

The number of bedrooms at the dwelling would increase to three as a result of the development and as such, two parking spaces are required to accord with the Council's parking standards. The submitted site plan shows that two parking spaces are provided to the side (north) of the dwelling. Therefore sufficient off road parking can be facilitated on the site and the proposal is in compliance with the parking standards set out within Policy T2 and annex G. It is considered that the level of traffic likely to be generated by the proposal would be minimal and would have no material impact upon highway safety or its efficiency in this location. The minimum parking requirements have been met, and this on-site provision reduces the impact upon the highway network. The development therefore accords with policy T1 of the TVBRLP.

8.21 The site is subject of a dismissed appeal relating to 19/01620/FULLS (appeal reference APP/C1760/W/21/3289029) which included commentary about the proposal having an unacceptable amenity impact to the occupiers of Little Beeches by way of noise generated by vehicle movements in close proximity to habitable rooms within the north side of the dwelling – specifically a bedroom. Additionally, there would be a clear perception of vehicles passing close to other rooms on the north elevation (bathroom, hall, kitchen) and the front door. The Inspector also raised the issue that there is 'lack of any clear means of mitigating the effect within the context of the scheme as proposed'.



8.22 The Inspector's comments are noted. However, the applicant could create a parking area of hardstanding under permitted development without the requirement for planning permission. The parking area is to serve the existing dwelling on the site and is materially different from the appeal scheme in this regard, as it is anticipated that a three bedroom dwelling would have minimal traffic movements. Furthermore, the proposed parking area is away from the front of the site and the protected trees. The Inspector's comments are acknowledged, however they do not affect the Officer recommendation in this instance.

8.23 **Other matters - third party comments**

Foundations

Third party concern about the foundations being inadequate are acknowledged, however, this is a matter which falls outside of planning control and is a matter for building control legislation. As such this matter cannot be afforded any weight in determination of this application.

8.24 Provision of a balcony

Concerns have been raised that the area of flat roof on the single storey extension could be made into a balcony. However, it is noted that two rooflights are provided on this roof which reduces the available space for sitting out, but in any case the proposal does not include the provision of any balcony in this area and this application is being assessed on its own merits.

8.25 Water run off

According to the Environment Agency flood risk maps, the site is located in an area of very low risk of flooding by rivers and seas, surface water, reservoirs and groundwater. Due to the modest scale of the extension and the retention of open grassed areas to the front and rear of the dwelling, it is not considered that there will be any materially significant increase in flood risk or surface water flooding.

8.26 Chimney

Third party comments have been received about the positioning of the chimney in close proximity to a bedroom window. Upon review of Part J of the Building Regulations it appears that the chimney as proposed would not have met the requirements of that Part. In order to comply, the proposed chimney would need to be a minimum of 1000mm above any part of an openable window and be 2300mm horizontally of the roof surface. The proposed chimney does not meet these requirements and accordingly an amended plan has been submitted which removes the chimney.

9.0 **CONCLUSION**

9.1 The proposal is in accordance with the relevant policies of the TVBRLP (2016) and is therefore acceptable.

10.0 **RECOMMENDATION**

**PERMISSION subject to:**

1. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers  
20073-PL-801, 20073-PL-802 GF, 20073-PL-803 FF, 20073-PL-804, 20073-PL-805  
Reason: For the avoidance of doubt and in the interests of proper planning.**
2. **The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on the submitted application form.  
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**
3. **The roof lights in the north elevation of the development hereby permitted shall be installed at a minimum height of 1.8 metres above the finished floor level and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**
4. **The three high level windows on the south elevation of the development hereby permitted shall be installed at a minimum height of 1.8 metres above the finished floor level and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**
5. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the eco urban arboricultural, Arboricultural Impact Appraisal and Method Statement reference 231534 - AIA 2 dated 6 March 2023.  
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 Revised Local Plan policy E2.**
6. **Prior to the first occupation of the development hereby permitted, Details of the new standard sized oak tree shall be submitted to and agreed by the Local Planning Authority. Details shall include its size and exact location along the front (east) boundary of the site. The new tree as detailed shall be planted in the approved position within the first planting season following the completion of the development. If the tree dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective within the first five years after it is planted, it shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.**

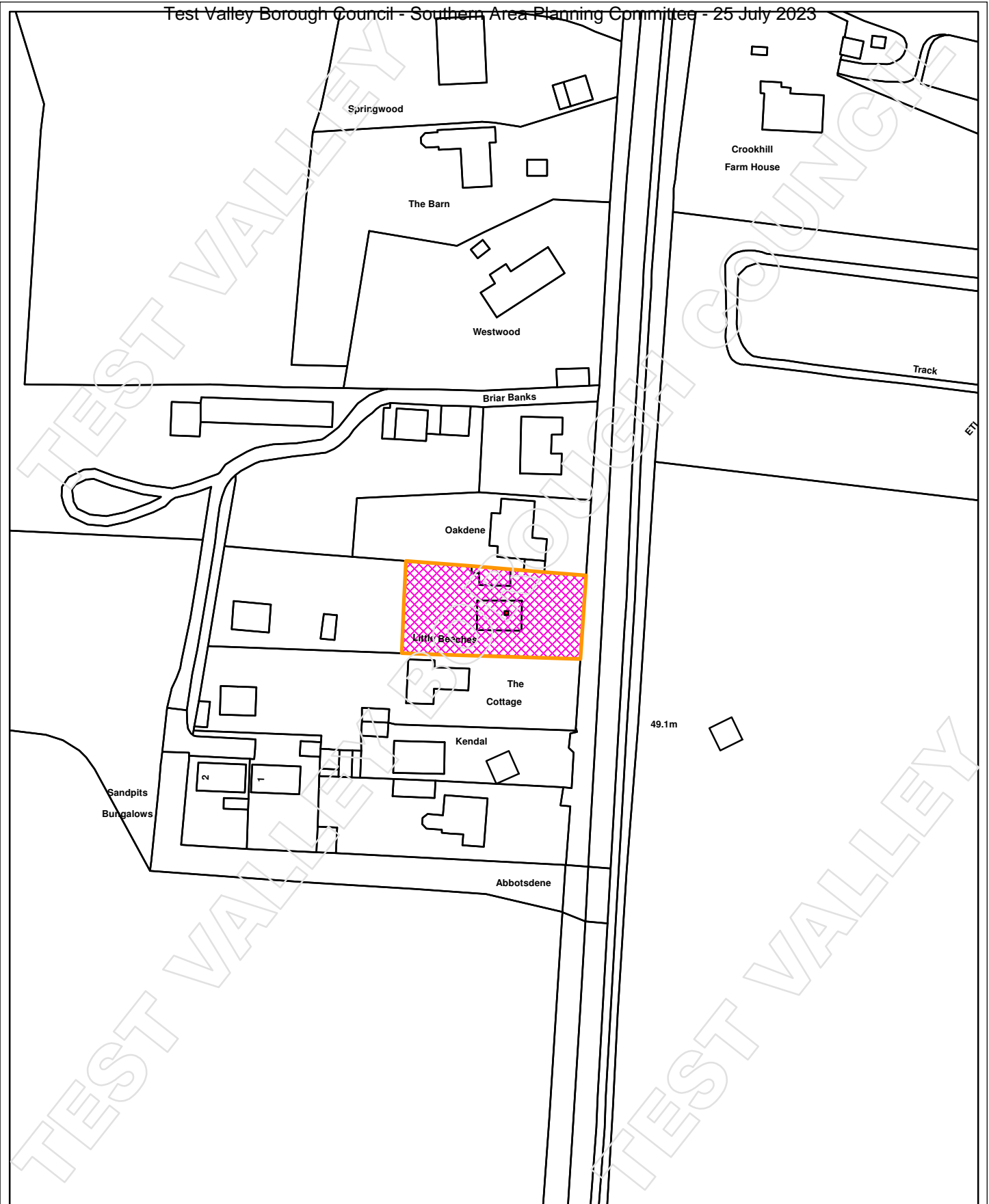
**Reason: To ensure the continuation of canopy cover in the area and enhance the development in accordance with the Test Valley Borough Revised Local Plan policy E2.**

- 7. Development shall proceed in accordance with the measures set out in the 'Recommendations' section of the Preliminary Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, July 2021) unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details.**

**Reason: to ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Revised Local Plan 206.**

**Note 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.**
-



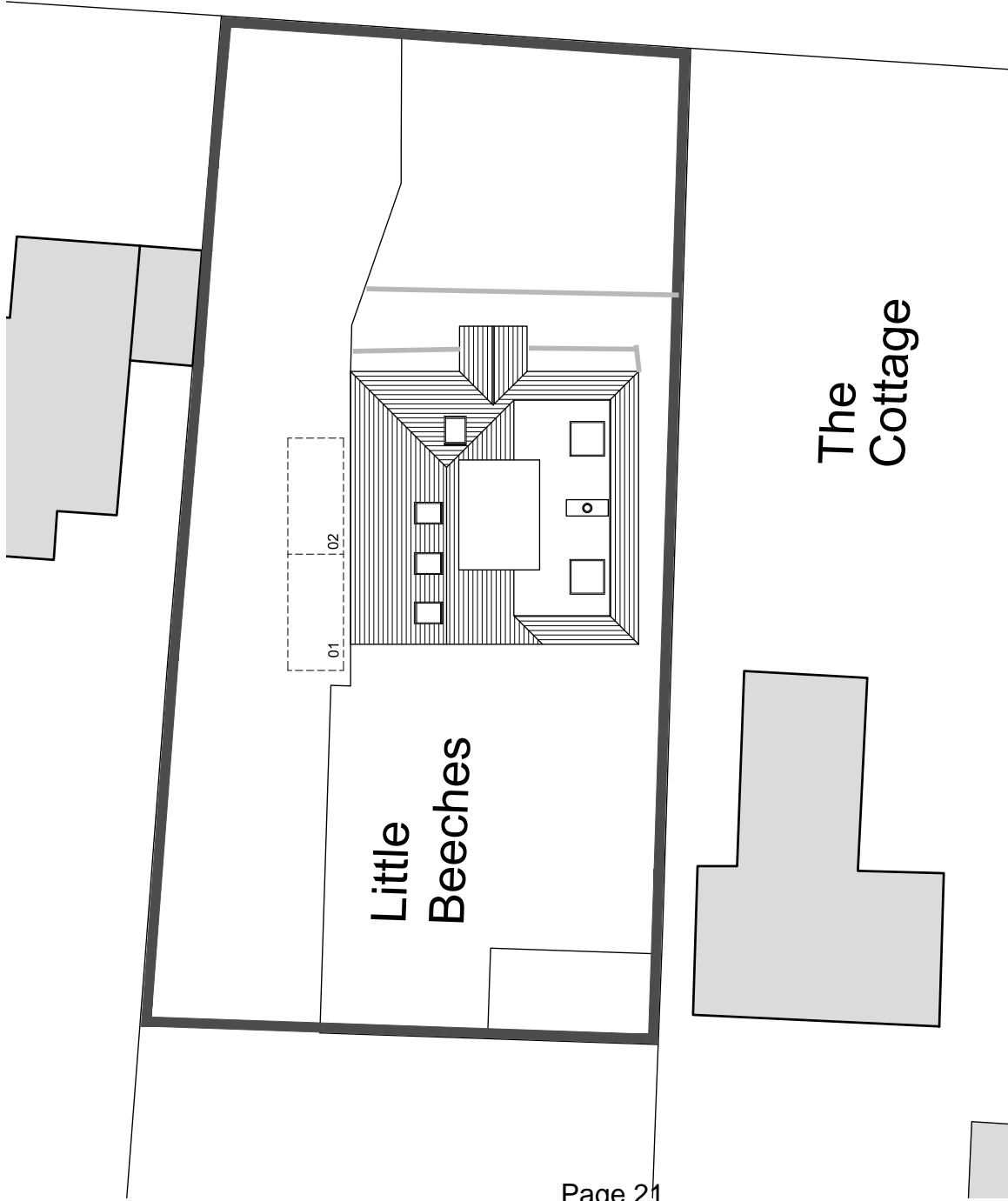
**Siteplan**



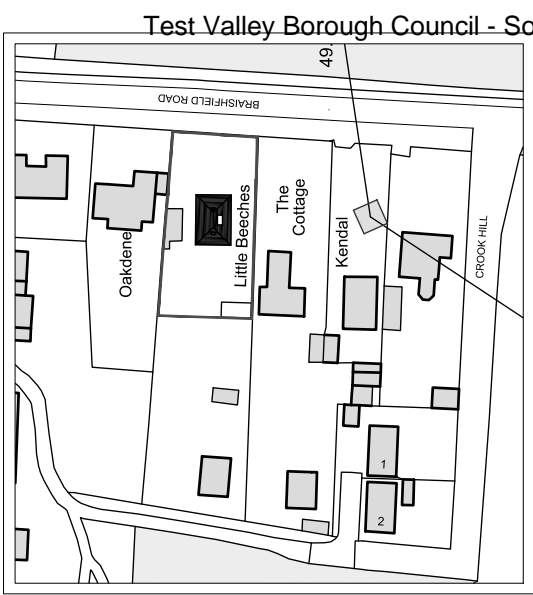
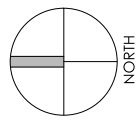
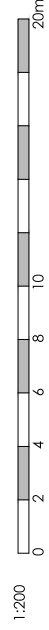
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**23/00793/FULLS**

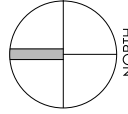
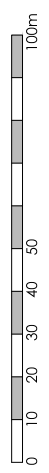
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**BLOCK PLAN**  
SCALE 1:200



**LOCATION PLAN**  
SCALE 1:1250



**PARKING SPACES:**  
EXISTING: 2  
PROPOSED: 2

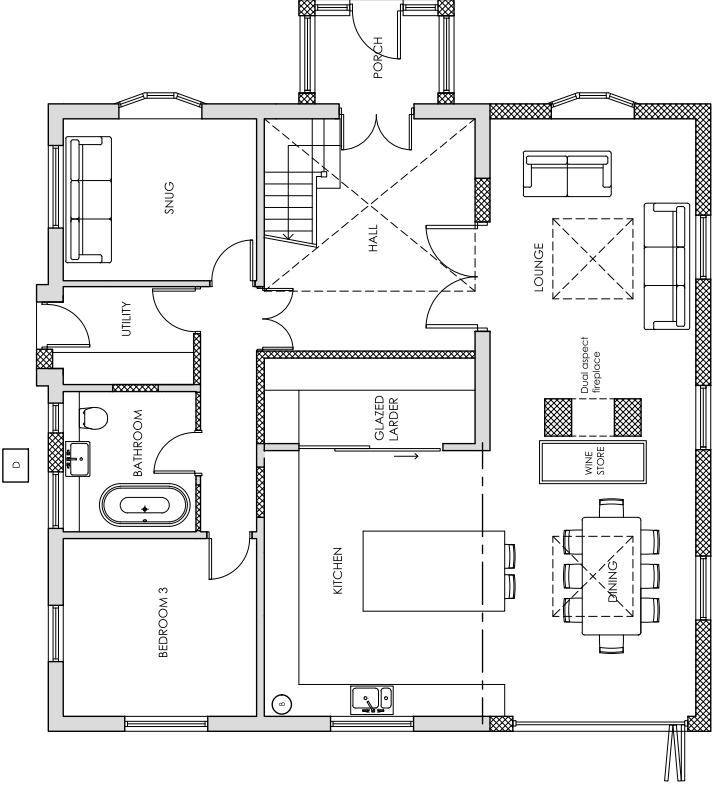
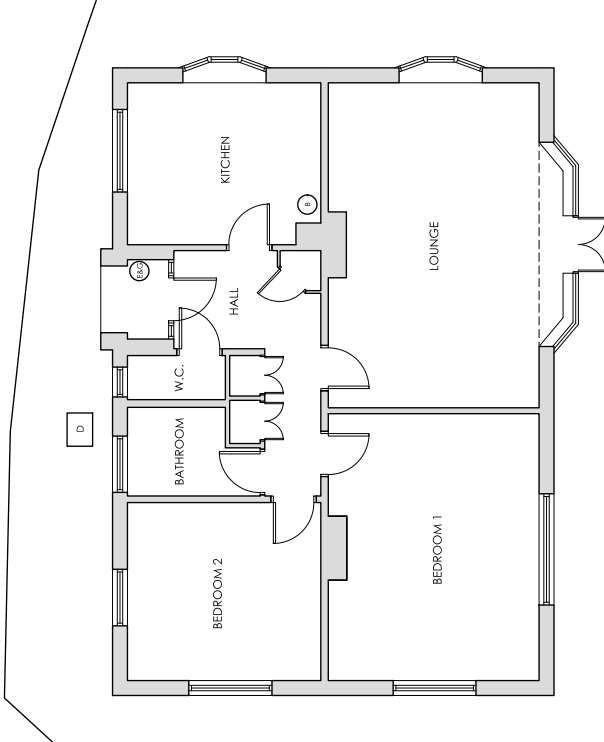
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Rev.	Date	Note	Author	Checked
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Project	SIDE EXTENSION & ALTERATIONS LITTLE BEECHES, CROOK HILL BRAISHFIELD, ROMSEY SO51 0QB			Drawing	BLOCK & LOCATION PLAN
Client				Job-Dwg Number	20073-PL-801
Status	PLANNING			Rev.	-
Scale	1:200/1:1250	Sheet Size	A3		
Author	RH	Checked	JP	Date	15/11/2022

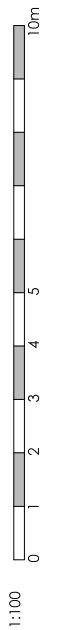
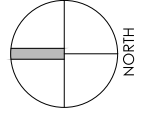
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**KEY**

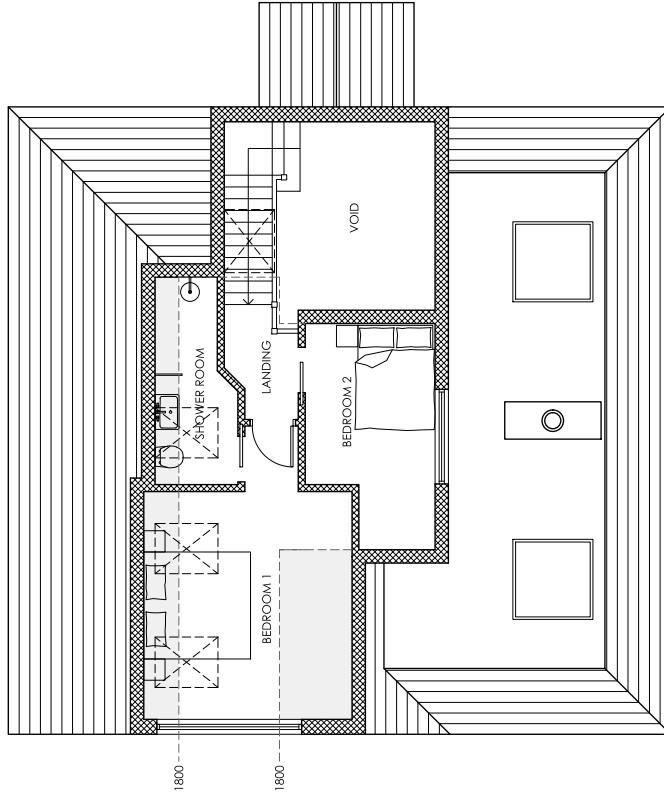
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- Proposed new walls / partitions
- Proposed structural lintels & beams
- Roof light above
- Denotes lower than 1.8m head height



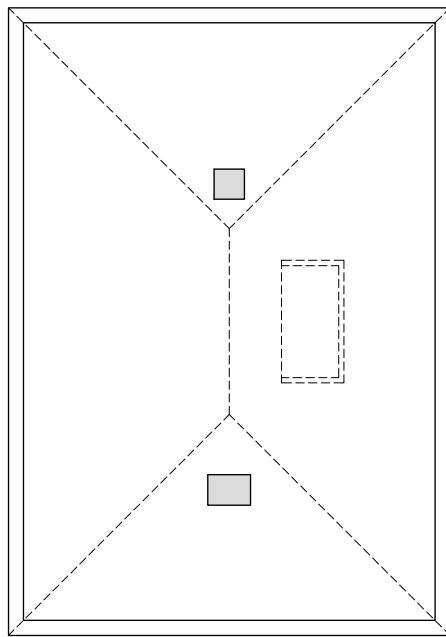
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	Drawing	GROUND FLOOR PLANS
Client	MISS WILTSHIRE & MR MASON	
Status	PLANNING	
Scale	1:100	Sheet Size A3
Author	RH	Date 15/11/2022
	Checked JP	
Job-Dwg Number	20073-PL-802	
Rev.	-	
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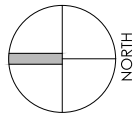
PROPOSED FIRST FLOOR PLAN



EXISTING LOFT PLAN

KEY

- Existing walls / partitions
- Proposed new walls / partitions
- Proposed structural lintels & beams
- Roof light above
- Denotes lower than 1.8m head height

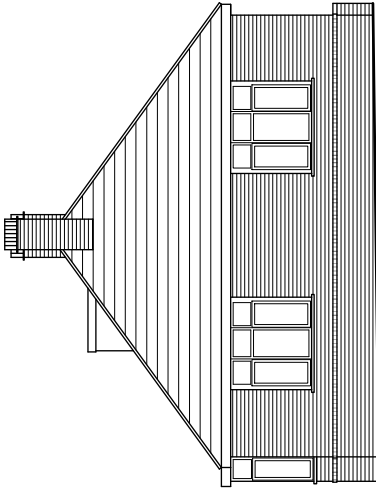


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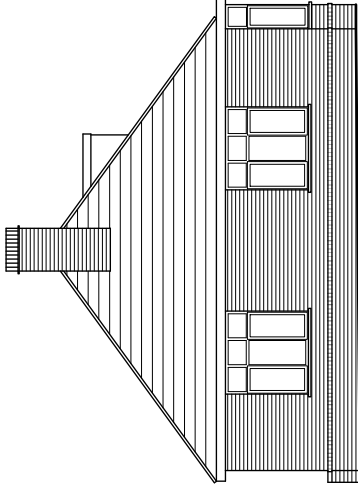
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Client	MISS WILTSHIRE & MR MASON		
Status	PLANNING		
Scale	1:100	Sheet Size	A3
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		Date	15/11/2022

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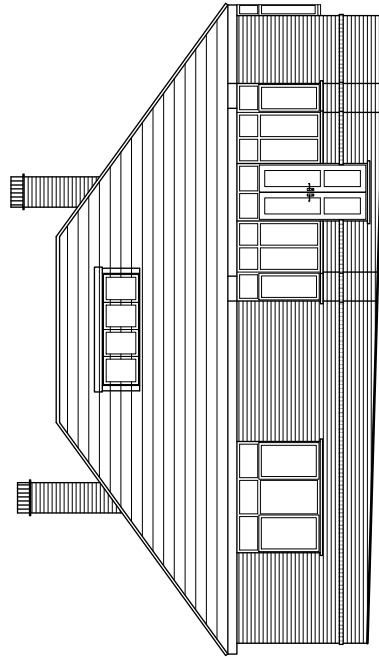
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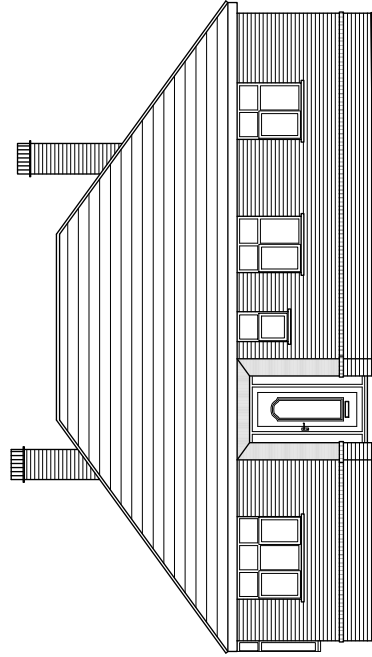
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



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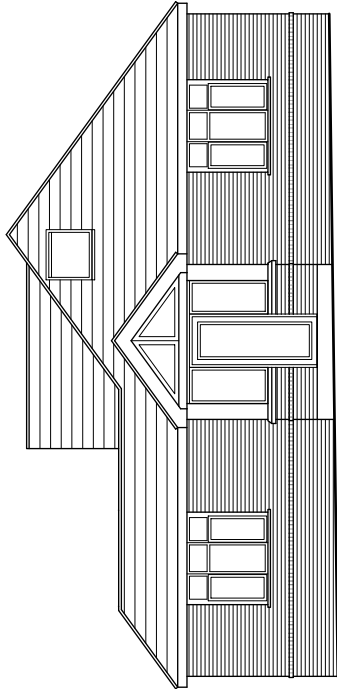
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Client	MISS WILTSHIRE & MR MASON		Job-Dwg Number	20073-PL-804
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Author	RH	Checked	JP	Date
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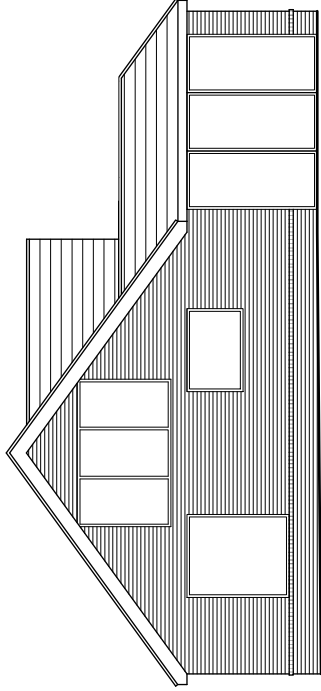
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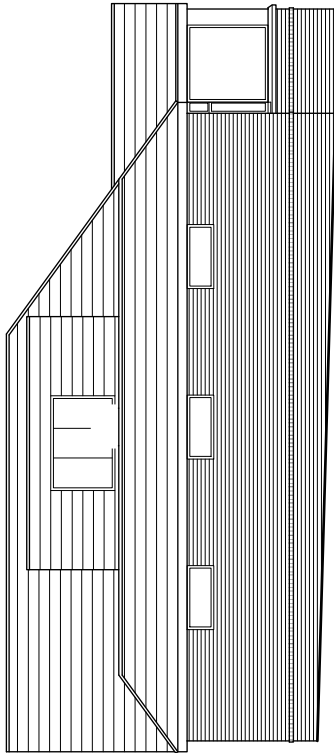
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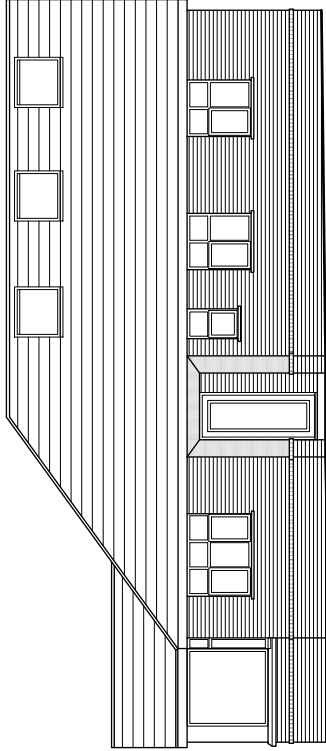
PROPOSED EAST ELEVATION



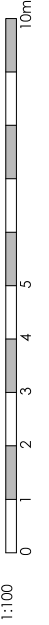
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



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Project	SIDE EXTENSION & ALTERATIONS LITTLE BEECHES, CROOK HILL BRAISHFIELD, ROMSEY SO51 0QB	Drawing	PROPOSED ELEVATIONS
Client	MISS WILTSHIRE & MR MASON	Job-Dwg Number	20073-PL-805
Status	PLANNING	Rev.	A
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Author	RH	Checked	JP
		Date	15/11/2022



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## ITEM 8

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<b>APPLICATION NO.</b>	23/01208/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	10.05.2023
<b>APPLICANT</b>	Mr and Mrs Holland
<b>SITE</b>	12 Stinchar Drive, Chandlers Ford, Eastleigh, SO53 4QH, <b>VALLEY PARK</b>
<b>PROPOSAL</b>	Demolish detached double garage and conservatory, erect two storey rear extension and attached double garage extension to side
<b>AMENDMENTS</b>	None
<b>CASE OFFICER</b>	Nathan Glasgow

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

---

### 1.0 INTRODUCTION

- 1.1 The application is presented to Southern Area Planning Committee at the request of a local member.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 12 Stinchar Close is a detached dwelling. It is two-storey in height, with a detached garage to the rear and side (north).

### 3.0 PROPOSAL

- 3.1 Demolish detached double garage and conservatory, erect two storey rear extension and attached double garage extension to side.
- 3.2 As part of the proposals, the existing detached garage to the rear will be demolished, with a new double garage constructed along the flank / side (north) wall of the dwelling. In addition to this, the two storey rear extension would project 3m from the rear of the existing rear elevation.

### 4.0 HISTORY

- 4.1 **22/02246/FULLS** – Two storey rear, side extensions, single storey rear extension following removal of existing double garage – Withdrawn
- 4.2 **18/01071/FULLS** – Single storey front extension to provide an extended dining area and hallway – Permission subject to conditions
- 4.3 **07/01217/FULLS** – Erection of conservatory to rear of property – Permission subject to conditions

### 5.0 CONSULTATIONS

- 5.1 None

6.0 **REPRESENTATIONS** Expired 26.06.2023

6.1 **Valley Park Parish Council** – Objection;

- There are concerns about potential overdevelopment of the site and effect on neighbours, by shadowing their garden. The proposal would also have a negative impact the street scene.

6.2 Objections were received from three residents, and these are summarised below:

**11 Stinchar Drive**

- These amended plans remain inconsiderate
- Proposal to increase the property in excess of 33%
- Out of scale or proportion to the sites original plot size
- Continue to dominate and overshadow no.11, and will result in a lack of natural light, lack of privacy and overall negative effects from overbearing nature of the development
- Will effect existing parking arrangements
- Potential to convert the garage into further living accommodation is not inconceivable
- Additional side window will increase lack of privacy
- Matching materials will not be used; design and therefore appearance remain very dubious and unsatisfactory
- No method statement to reduce building noise, restricted working hours, regular removal of waste, dirt and dust, road cleaning, access by and parking of builders' vehicles and machinery to avoid any form of disruption and disturbance

6.3 **10 Stinchar Drive** (Though the representation states the objection is from 1 Stinchar Drive)

- Development will over-shadow, block out my light and invade my privacy
- 3<sup>rd</sup> attempt to upscale the existing suitably sized 4-bed house in a small cul-de-sac location
- Does not overcome issues as set out in 22/02246/FULLS
- Loss of privacy from bedroom windows at rear
- Overdevelopment adding another 60 square metres approx. on the plot
- Position, layout and density of the proposed building is overstated for this actual site
- Size / position of the extension will have a detrimental impact on the visual appearance of the surrounding area and sets a negative precedent
- Loss of light
- Relocation of garage results in loss of natural daylight to side window
- Reduction in driveway size and limited parking spaces available is inadequate for the size of the property
- General design and appearance is not in-keeping with existing neighbouring properties
- Lack of a public notice is also reason for concern

#### 6.4 **10 Stinchar Drive**

- Mature plant would be destroyed if the garage was removed
- No provision for what will happen to the gap when the garage has been removed
- The removal of the garage will cause major disruption as this borders onto my property and currently there is mains electric that runs along the side of the garage
- Any building work will require people to be on my side of the property causing major disruption, the dust and dirt which will impact on my well-being.

#### 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)

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

E5: Biodiversity

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

#### 8.0 **PLANNING CONSIDERATIONS**

##### 8.1 The main planning considerations are:

- Principle of development
- Impact on character and appearance of the area
- Impact on ecology
- Impact on neighbouring amenity
- Impact on highway safety

##### 8.2 **Principle of development**

The application site is located within the settlement of Valley Park, as defined by the Inset Maps of the Revised Local Plan. Development within areas of settlement is considered to be acceptable in principle under Policy COM2, provided the proposed development accords also with relevant policies within the local plan.

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

Stinchar Drive takes its access from Wicklow Drive. The application site is on the Western side of the road, within a small cul-de-sac. Most of the dwellings on this side are detached and are on larger plots, in contrast, the Eastern side is characterised by smaller semi-detached and terraced properties. The dwellings within this small section of Stinchar Drive consist of two predominant types of dwelling; a two storey front gable with a side projection, and two-storey with cat slide roof above an integral garaging with a dormer window.

- 8.4 The application site is of the former style. The proposed scheme would not alter this appearance when viewed from Stinchar Drive; the only alteration would be the garage being brought forward, but this would have a minimal impact on the area due to it remaining set back behind the front elevation of the application site and the neighbouring property to the north, no.10. The rear extension is unlikely to be visible from Stinchar Drive, but any view would be partial glimpsed views. However, being visible is not in itself harmful.
- 8.5 A path exists to the rear of the dwelling, which runs parallel to Stinchar Drive. It is not a public footpath but does appear to be well used by dog walkers and other members of the public. The Case Officer viewed the property from this path (February 2023) when there was little leaf cover – the property was visible from this location.
- 8.6 The proposed scheme would replicate the existing rear elevation and public views of the dwelling from this path would not be altered to the detriment of the area. In addition, the garage would have a lesser impact from this path due to its location being move forward and in line with the dwelling. It is considered that the proposed dwelling would not have a negative impact upon the character and appearance of the area, as visually the extensions are well designed and relate well to the existing property and there would be little change from what currently exists. The scheme is considered to accord with Policy E1 of the Revised Local Plan.
- 8.7 **Impact on ecology**  
The application site is located within an urban area of relatively modern dwellings. Whilst visiting the application site, it was apparent that the dwelling was in a good condition with no gaps in the roof tiles, with the soffit and fascia all being in good condition. The application is supported by a biodiversity checklist, which is considered to represent the property and surrounding area (other than in relation to the wooded area to the rear). However, due to the condition of the dwelling, it is considered that there is not likely to be any impact upon protected species. Informative notes have however been included to remind the applicant / builders of their duty should any bats or birds nests be found during construction. The scheme is considered to accord with Policy E5 of the Revised Local Plan.
- 8.8 **Impact on neighbouring amenity**  
The application site has two neighbouring properties, one to each side (10 to the north, 14 to the south); the application site and two neighbours are essentially side-to-side on a similar axis. The application site's garage is however set back from the rear elevation, which also acts as the boundary between the property and no.10.
- 8.9 10 Stinchar Drive  
This garage is proposed to be demolished and replaced with a new double garage, attached to the side elevation of the dwelling. This new location brings it away from the rear garden of no.10, and alongside the flank elevation of the building. Its relocation will result in a sense of “opening up the rear garden” while providing greater day light into no.10's garden, particularly along its southern boundary.

- 8.10 The occupants of no.10 have objected to the application on various grounds of amenity issues, including a loss of light and a loss of privacy. The proposed garage is not considered to result in a loss of light, as its relocation will increase light into the garden areas of no.10, and no windows are proposed to the garage.
- 8.11 The rear extension would project approx. 3m from the existing rear elevation, at two storey. However, the separation between the proposed extension and the boundary is more than 5m. At this distance, and the extension only projecting 3m, it is not considered that the development would result in a significant loss of light / overshadowing more than what already exists, particularly when considering the existing garage, with a pitched roof, currently sits back from the dwellings along the boundary of the properties.
- 8.12 There are no additional side windows on the north elevation of the property. Windows would be located at first floor level on the rear elevation, which would serve bedrooms and a bathroom. However, the rear elevation would extend further than the rear elevation of no.10, meaning that overlooking from a rear window to the garden would be oblique, and predominantly towards the rear of the garden / boundaries, which upon the Case Officer's site visit, a roofed pergola was sited in the south-western corner of no.10. The proposed extension is therefore not considered to result in overlooking to the amenity of no.10 that reaches unacceptable levels.
- 8.13 14 Stinchar Drive  
No.14 is located directly south of the application site, and therefore there is not considered to be any resulting loss of light / overshadowing to this property. A similar relationship will exist with regards to the rear elevations of the properties too; the extension would project further than that of no.14, again limiting any potential overlooking to the rear garden, with any views from bedroom windows being oblique and towards the rear boundaries.
- 8.14 The proposal does include a small first floor window to the side elevation. This would serve a dressing room, and is of a size akin to an en-suite bathroom. However, its location on the side elevation would place it opposite the side elevation of no.14, reducing any ability of overlooking to the rear garden of no.14. This window is not considered to result in a loss of privacy to the occupants of no.14. The scheme is considered to accord with Policy LHW4 of the Revised Local Plan.
- 8.15 **Impact on highway safety**  
The extensions to the dwelling would provide four bedrooms. Annexe G of the local plan requires a minimum of three off-road parking spaces for four-bed dwellings. The application is supported by a block plan indicating a space in the double garage (for parking purposes, this garage is considered to provide a single parking space due to the internal measurements) and two spaces to the front of the garage, meeting the minimum requirement.

- 8.16 Concern has been made by residents that the garage may, in the future, be converted to additional living accommodation. This is not a material consideration to the application, as the only matters for consideration are those that are subject to the application that has been submitted. Notwithstanding this however, a condition is recommended to ensure that the garage is retained for the purposes of parking a vehicle.
- 8.17 **Other matters**  
As outlined in Section 6 above, a number of objections were received within the statutory public notification period. Some of those matters have been addressed within the body of the report, and the remaining matters are assessed below.
- 8.18 Amended plans remain inconsiderate  
It is assumed this refers to amendments in comparison to the previously withdrawn scheme 22/02246/FULLS. However, this new submission has been assessed against the relevant policies of the local plan such as impacts in relation to design, amenity and highway safety. As set out above the proposal is considered to accord with the local plan.
- 8.19 Proposal to increase the property in excess of 33%  
There is no planning policy which dictates a maximum percentage or volume increase for a dwelling within the settlement. The proposal is however assessed against the local plan, with key considerations such as the design, amenity and highway safety considered in detail and it has been concluded that there is no conflict.
- 8.20 Out of scale or proportion to the sites original plot size  
As assessed above, the scheme is not considered to be of a size and scale that is at odds with the character of the area. The garage is of a similar size to what exists, and the extensions are 3m in depth and located solely to the rear. There remains ample space for outdoor amenity purposes and parking provision. Furthermore, the proposal would not result in adverse harm to the residential amenities of adjoining properties.
- 8.21 Matching materials  
The application form states that matching materials will be used. It is not a requirement that all materials that currently exist on the property have to be utilised. A condition is recommended to ensure that materials match (but no requirement to mimic in its entirety).
- 8.22 Building noise, working hours, dirt and dust etc.  
There is no requirement for this information to be provided with the application. These are matters that are a subsequent consequence of any construction work, whether planning permission is required or not.
- 8.23 The scheme does not overcome issues as set out in 22/02246/FULLS  
Although this previous scheme is not a material consideration, due to it being withdrawn and no decision being made upon it, it is worth considering the difference between the schemes due to the comments received.

- 8.24 The previous scheme sought a two storey side and rear extension, with the projecting side gable having a ridge line similar to the host dwelling. This scheme also incorporated a two storey rear extension as well as a ground floor rear extension. A first floor, flat roof projection was also included. The Case Officer raised various concerns with this scheme, in relation to design and amenity levels, which led to the scheme being withdrawn.
- 8.25 The size and scale of this proposed extension has been reduced, and its impacts upon the street scene have also been reduced – there are no real changes to the scheme when viewed from Stinchar Drive. In addition, the loss of the bulk and mass to this scheme has reduced the impacts upon neighbouring properties.
- 8.26 Overdevelopment adding another 60 square metres  
As assessed above in paragraph 8.19, there is no planning policy which limits extensions to properties in a percentage, or by other measuring tool. The scheme is assessed on its merits, and there is considered to be no significant adverse harm to the character of the area, neighbouring properties or highway safety.
- 8.27 Size / position of the extension will have a detrimental impact on the visual appearance of the surrounding area and sets a negative precedent  
The views of the property will not be altered from within Stinchar Drive; views of the rear will be altered, but only minimally. It is not considered to amount to a detrimental impact upon the character of the area. Potential precedence is not a material consideration as each application must be considered on its own merits.
- 8.28 Relocation of garage results in loss of natural daylight to side window  
It is not known if this concern relates to a ground floor or first floor window. Upon visiting the site, it was not apparent that the southern (side) elevation of no.10 contained any windows. A first floor window is visible however, and this is obscured, presumably serving a bathroom. The submitted scheme does not seek to extend the property at two storey to the side, unlike the withdrawn scheme; what is proposed is to bring the garage forward. It is not considered that the relocation of the garage would have a negative impact upon daylight to this first floor window.
- 8.29 Lack of public notice on display  
The Case Officer was provided with proof of the site notice being displayed on June 5<sup>th</sup>, with the statutory public notification period running for 21 days from this date, expiring June 26<sup>th</sup>. As a matter of fact, the notice was displayed in accordance with relevant legislation and guidance.
- 8.30 Mature plant destroyed following removal of garage  
The loss or potential loss is unfortunate but the loss would not have a detrimental impact on the character and appearance of the area.
- 8.31 No provision for what will happen to the gap when the garage has been removed



This is a civil matter between the relevant parties, although the applicant has confirmed a new fence would be installed along the boundary.

8.32 Building work will require people to be on my side of the property

Planning permission does not override private property rights. It will be a civil matter between the relevant parties to decide if access is provided over third party land.

9.0 **CONCLUSION**

9.1 The application has been considered against the relevant policies of the Test Valley Borough Revised Local Plan (2016). It has been assessed that the proposed development would not result in harm to the character of the area, or reduce amenity to unacceptable levels, or result in harm to highway safety. Therefore, the scheme is considered to accord with the Revised Local Plan and is therefore acceptable.

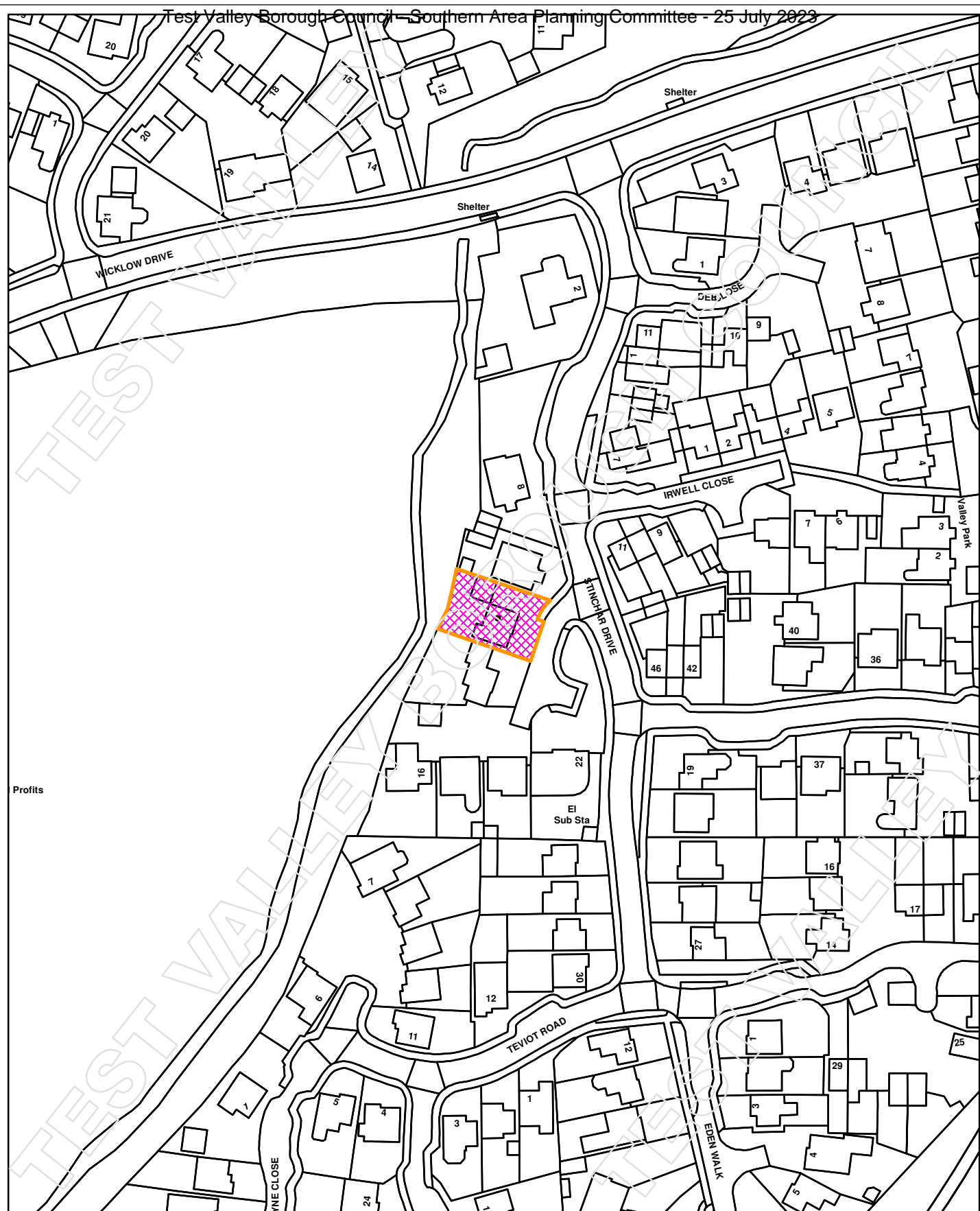
10.0 **RECOMMENDATION**

10.1 **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. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**
  - **Location Plan**
  - **Block Plan**
  - **Proposed Plans - HOLL/01/23****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.**
4. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garage hereby approved shall at all times be available for the parking of vehicles.**  
**Reason: In order to maintain the approved on-site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policies T1 and T2.**

**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.**
  - 3. Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.**
-



Profits



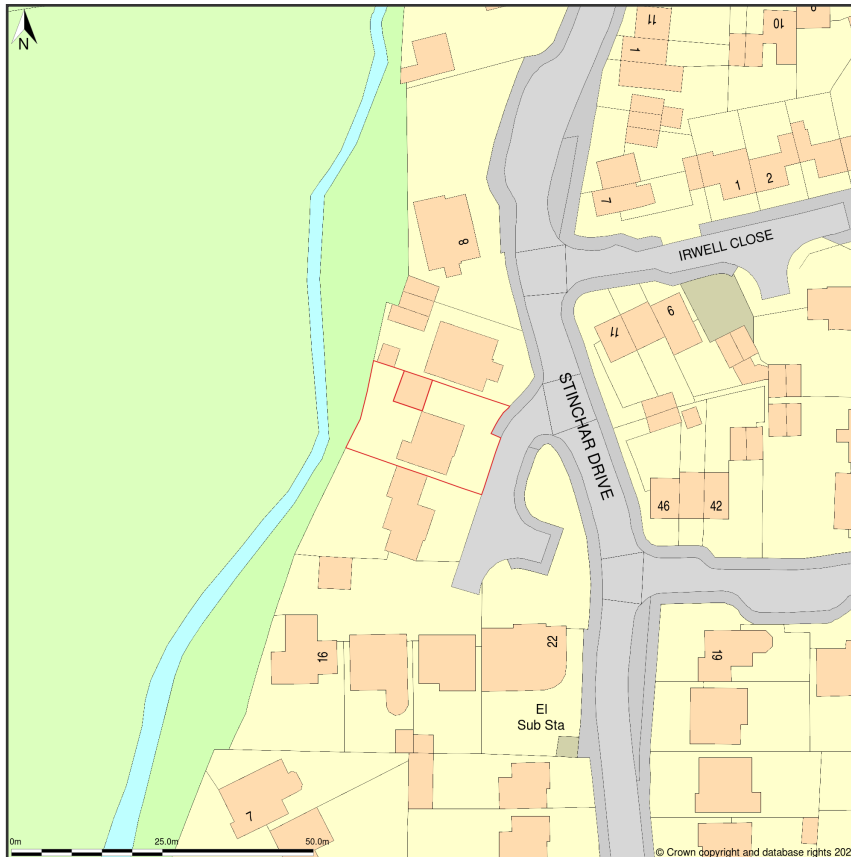
### Siteplan



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## 23/01208/FULLS

12, Stinchar Drive, Chandlers Ford, Hampshire, SO53 4QH

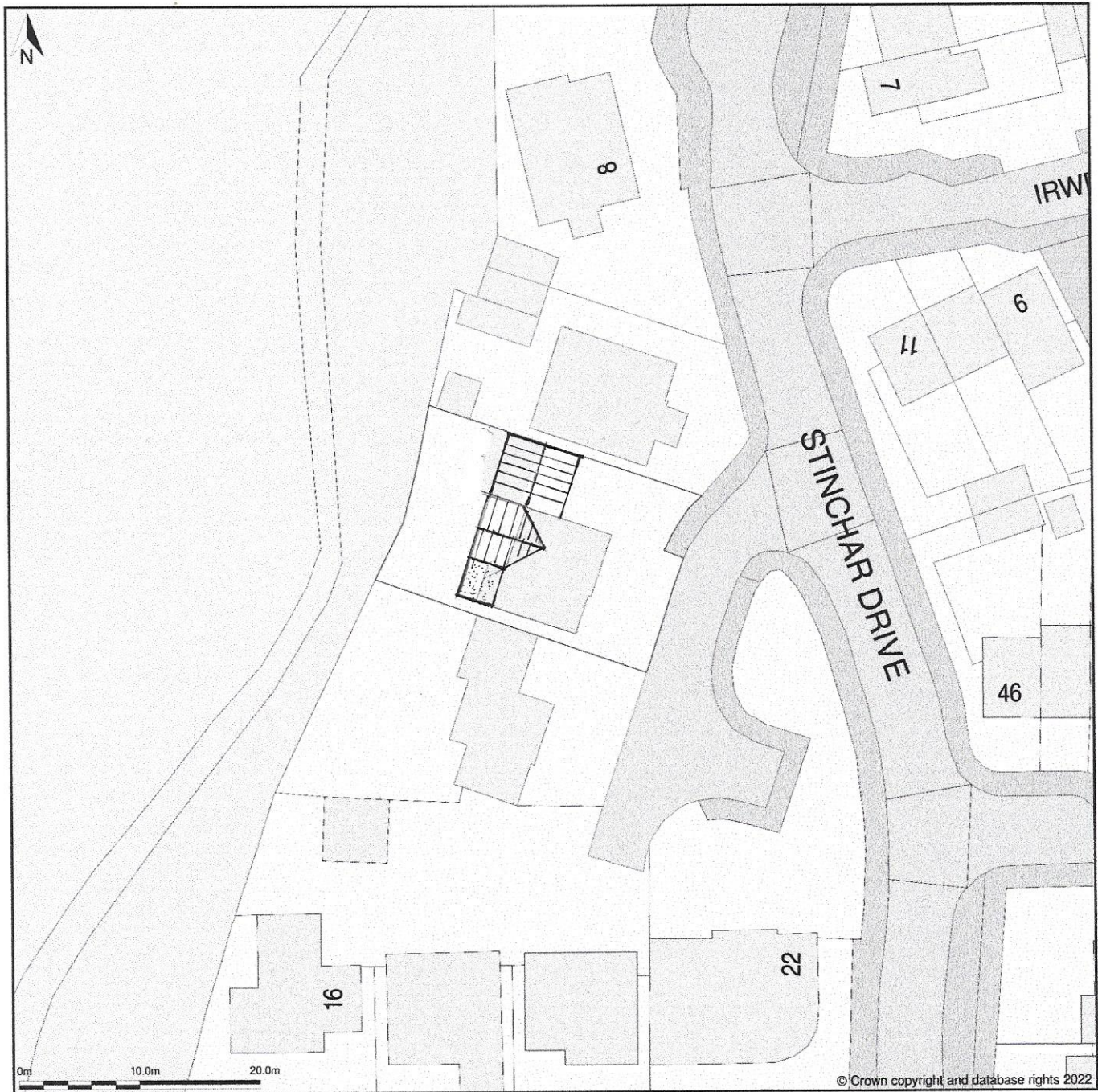


Site Plan shows area bounded by: 442363.31, 120281.26 442504.74, 120422.68 (at a scale of 1:1250), OSGridRef: SU42432035. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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12. Stinchar Drive, Chandlers Ford, Hampshire, SO53 4QH

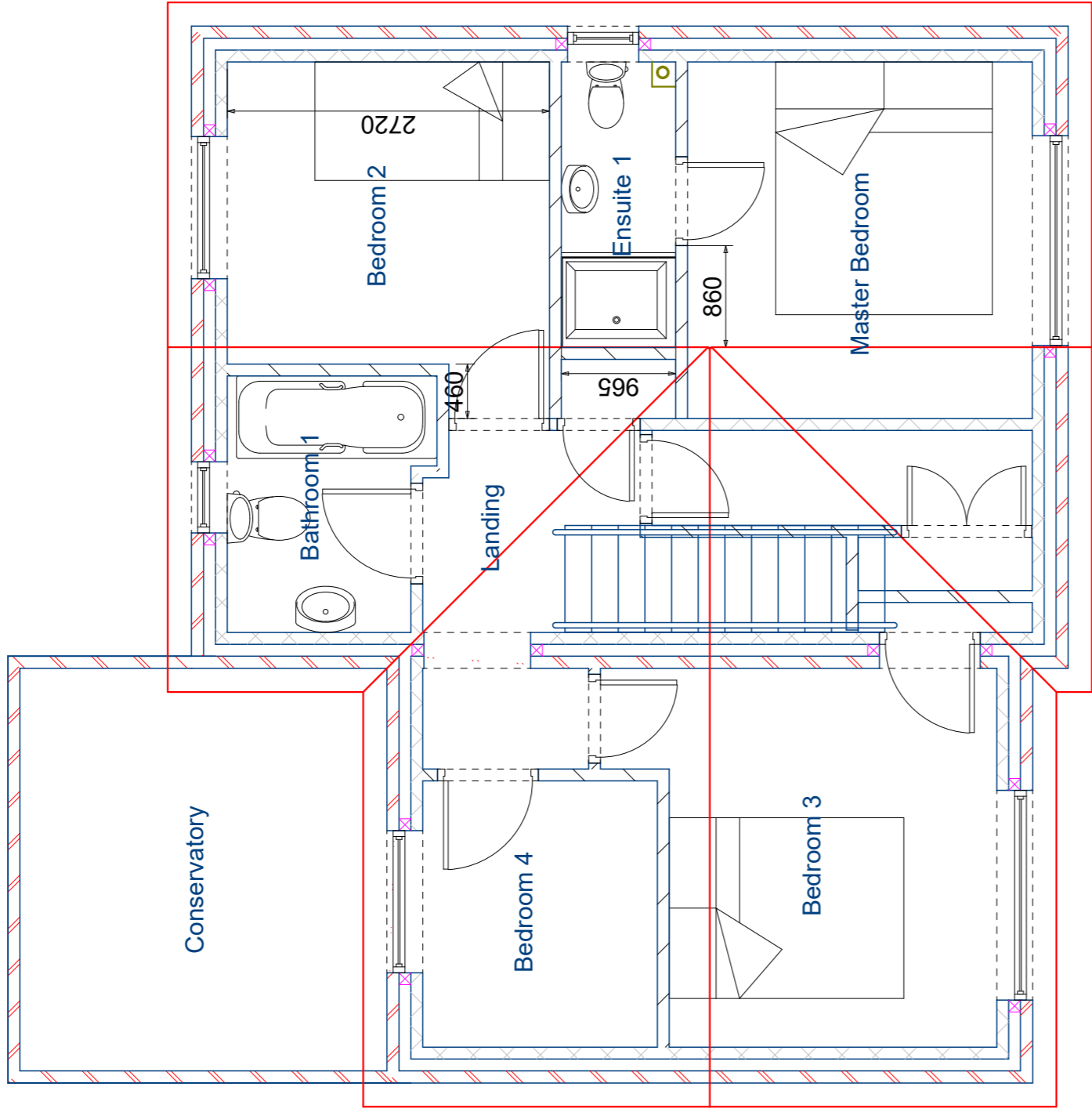
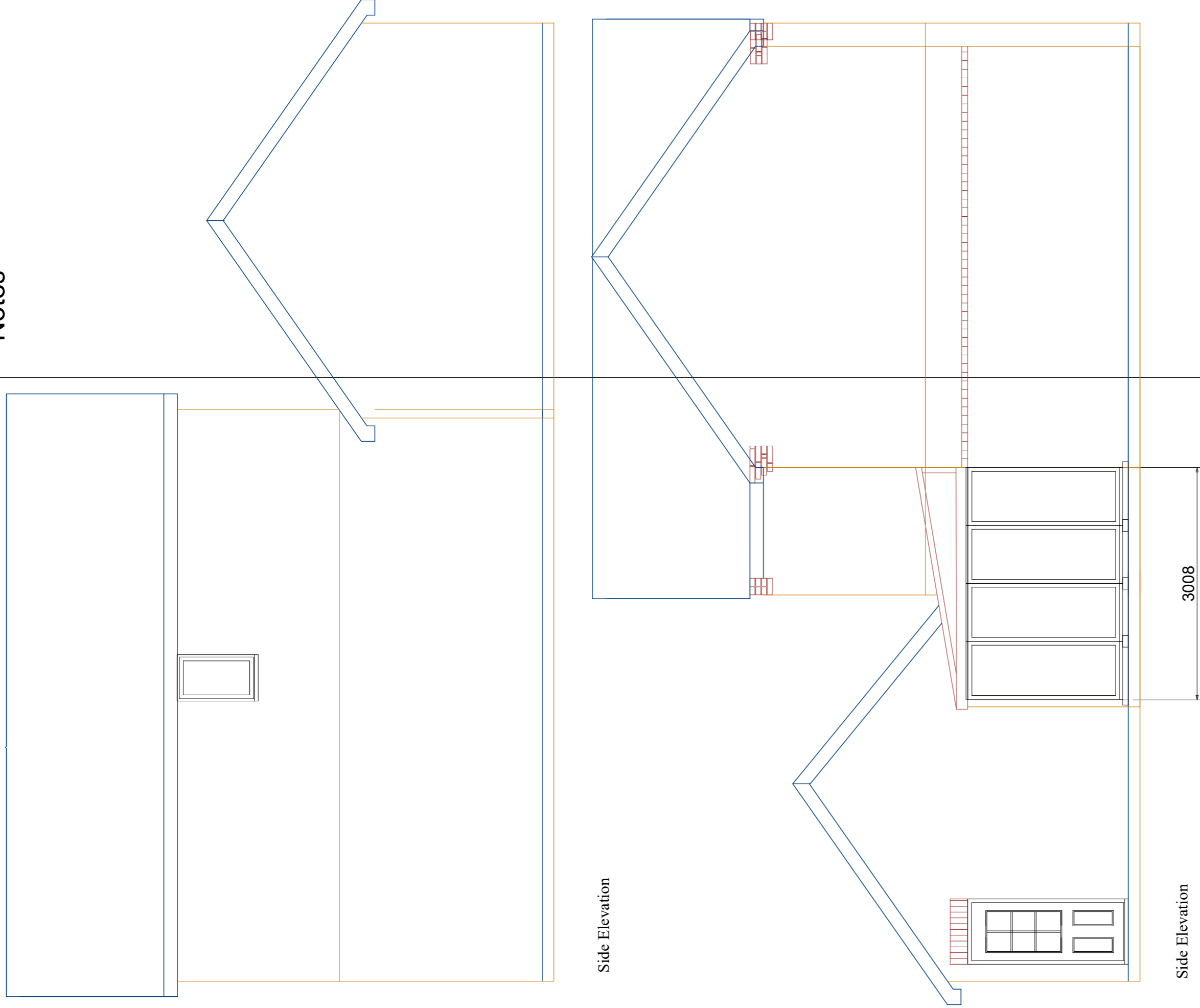


Block Plan shows area bounded by: 442389.02, 120306.97 442479.02, 120396.97 (at a scale of 1:500), OSGridRef: SU42432035. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

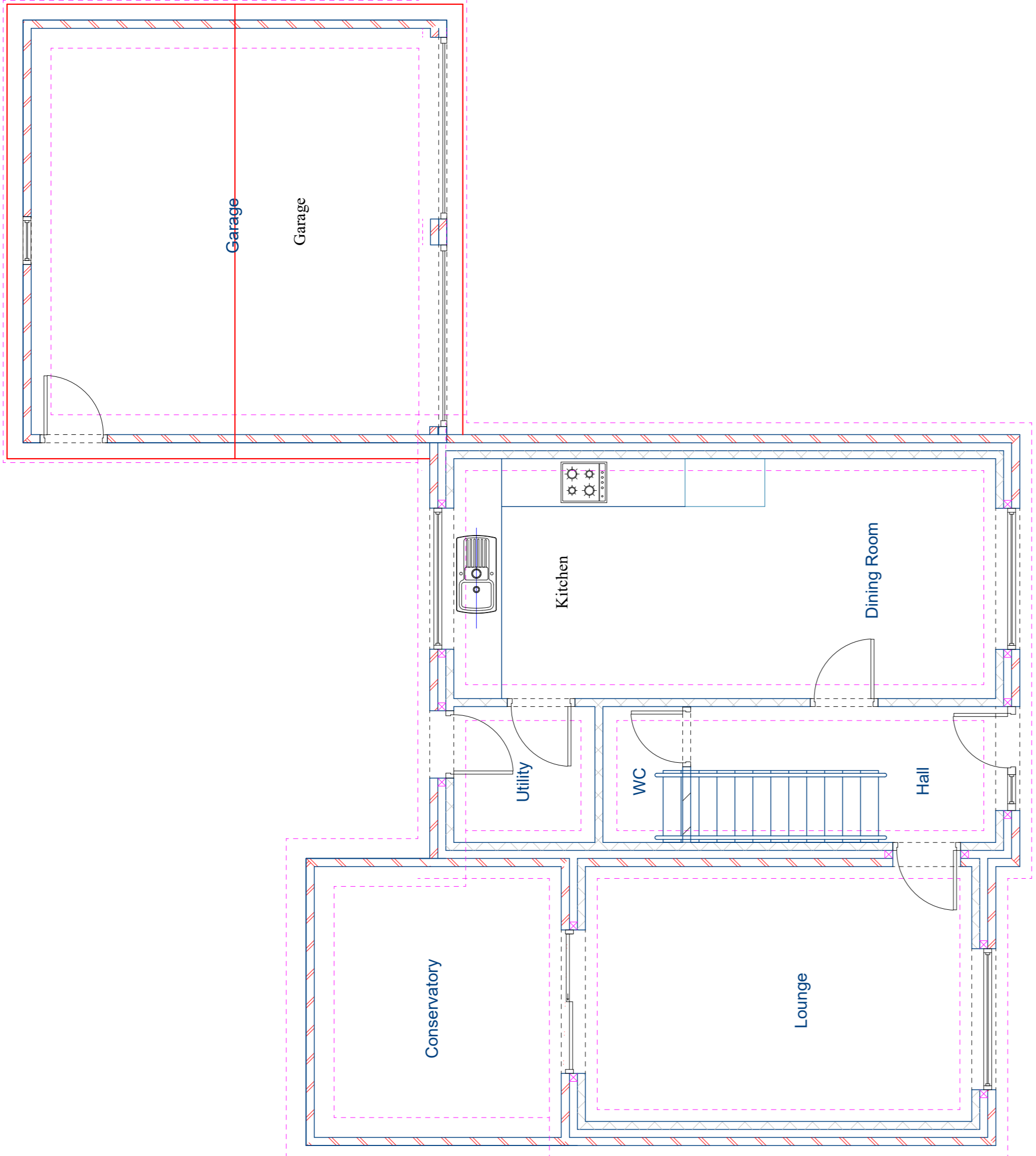
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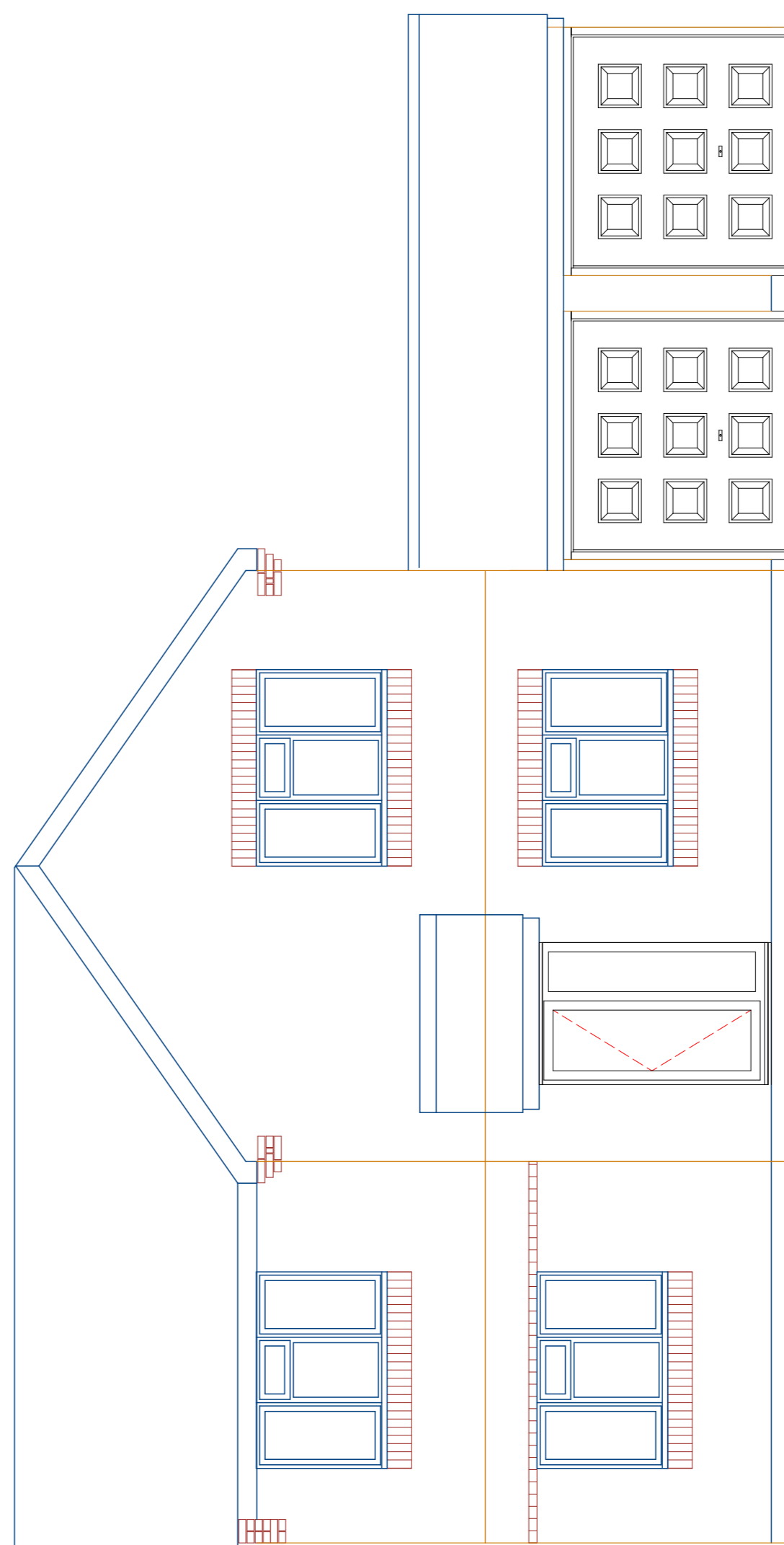
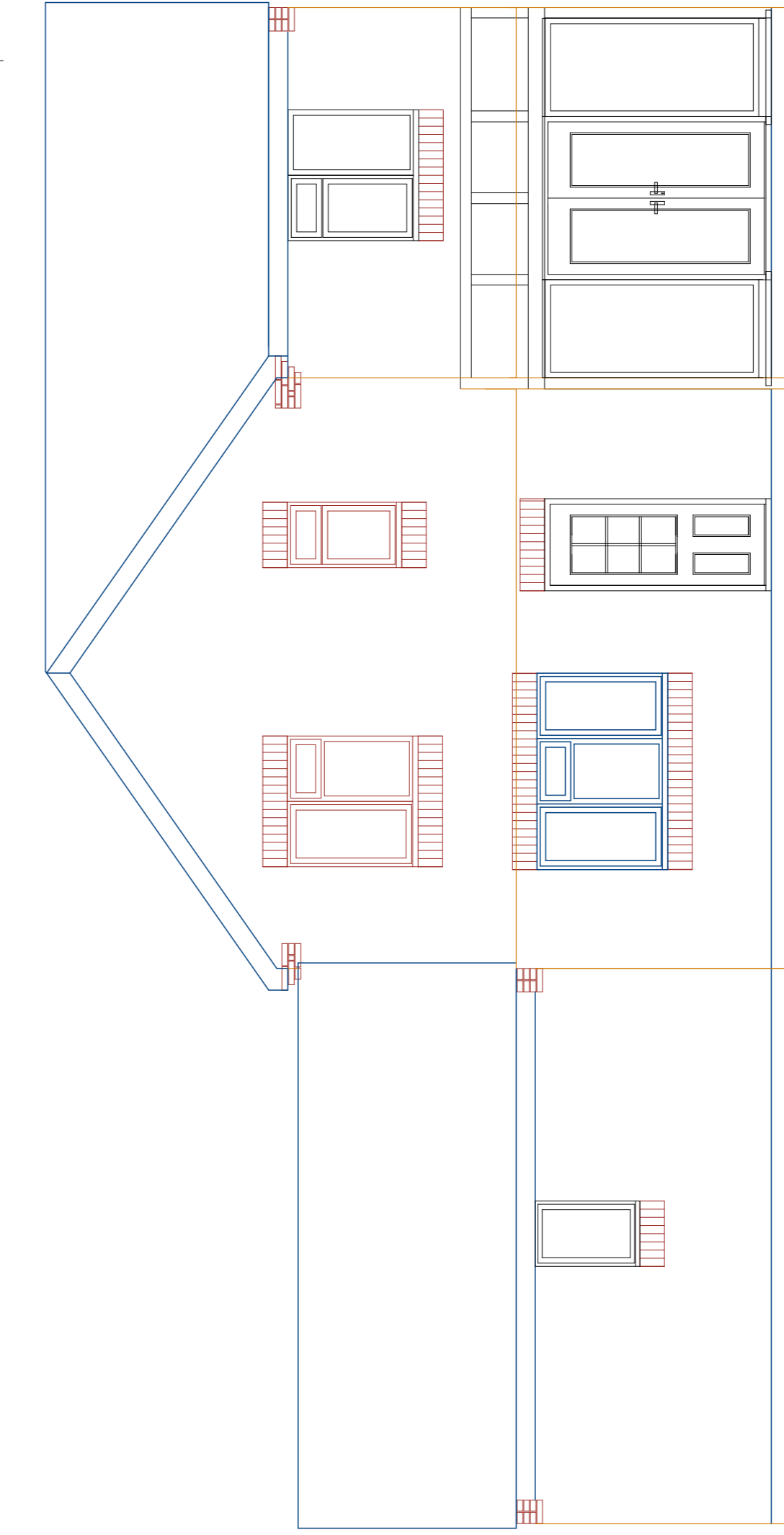
Notes



First Floor Layout



Ground Floor Layout



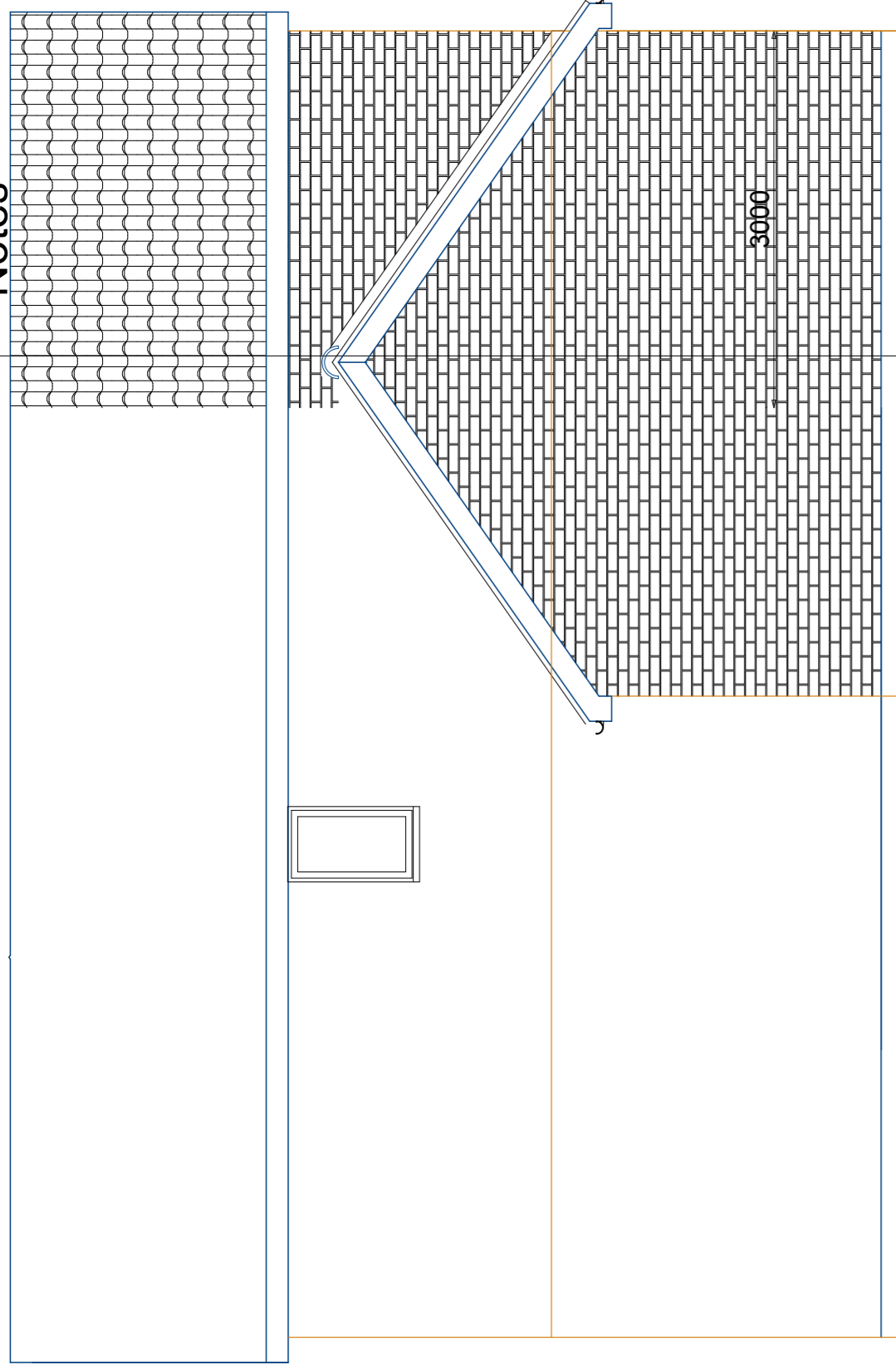
Project  
**Two Storey Side & Rear Extensions**  
 12 Stinchar Drive  
 Chandlers Ford  
 SO53 4QH  
 Drawing Title  
**Existing Plans & elevations**  
 Drawings Included

Client  
**Mr & Mrs Holland**  
 Drawing No.  
**HOLL/01/22**  
 Date  
 Aug 22  
 Drawn by  
 PD  
 Scale  
 1:50  
 Checked by  
 Name

Page Size - A1 3000 mm

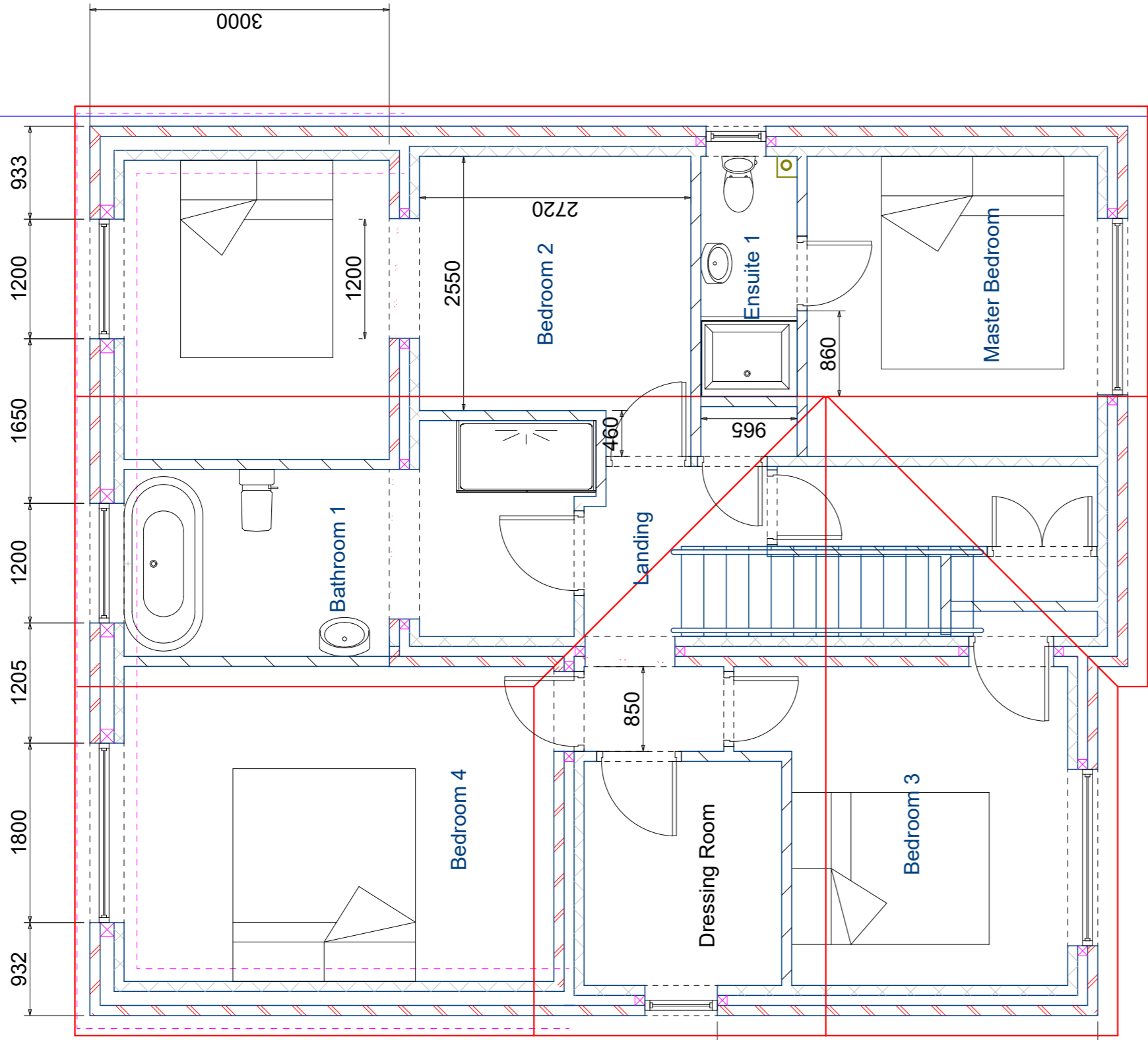
Company Address, Phone & Email

Notes

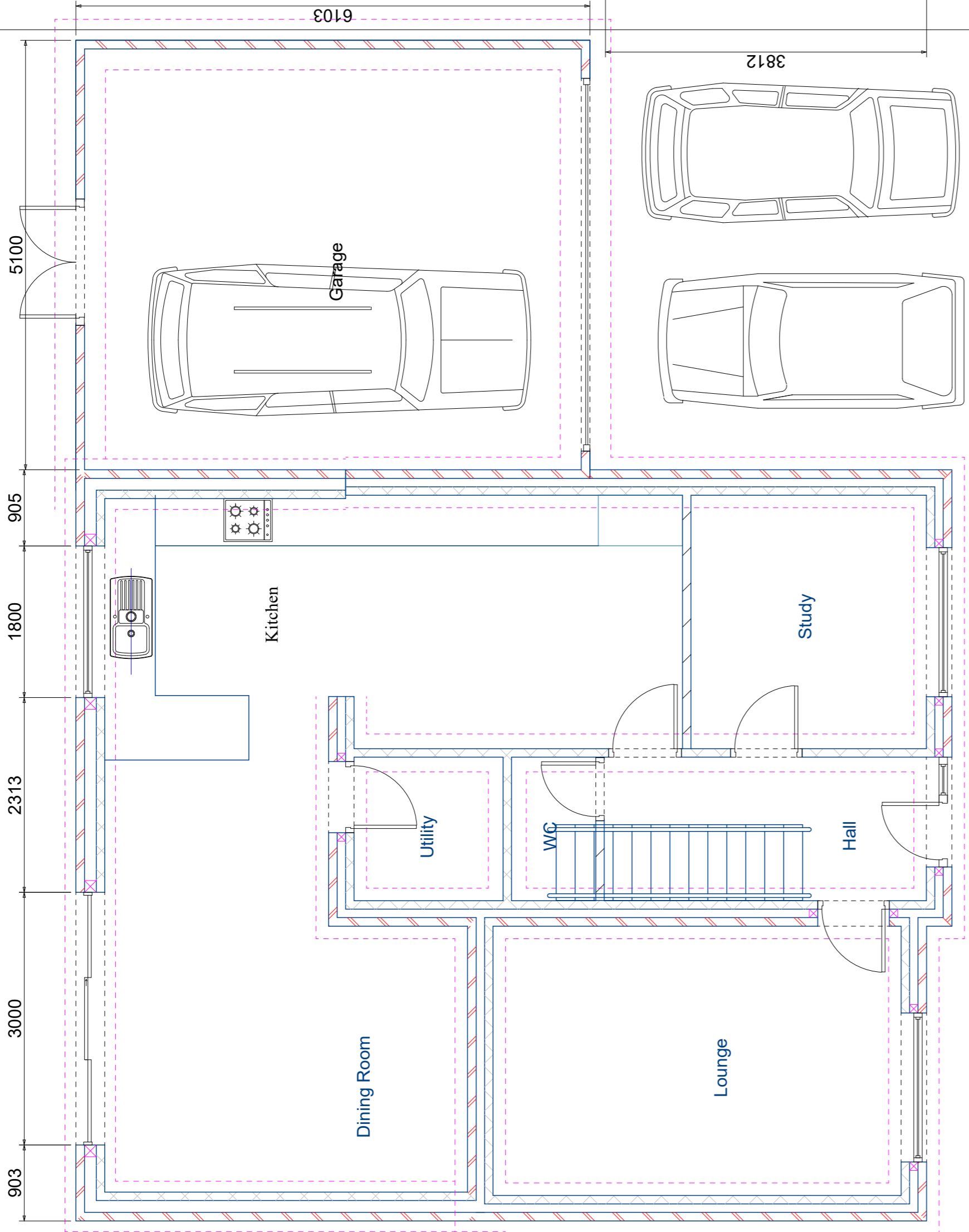


Side Elevation

Side Elevation

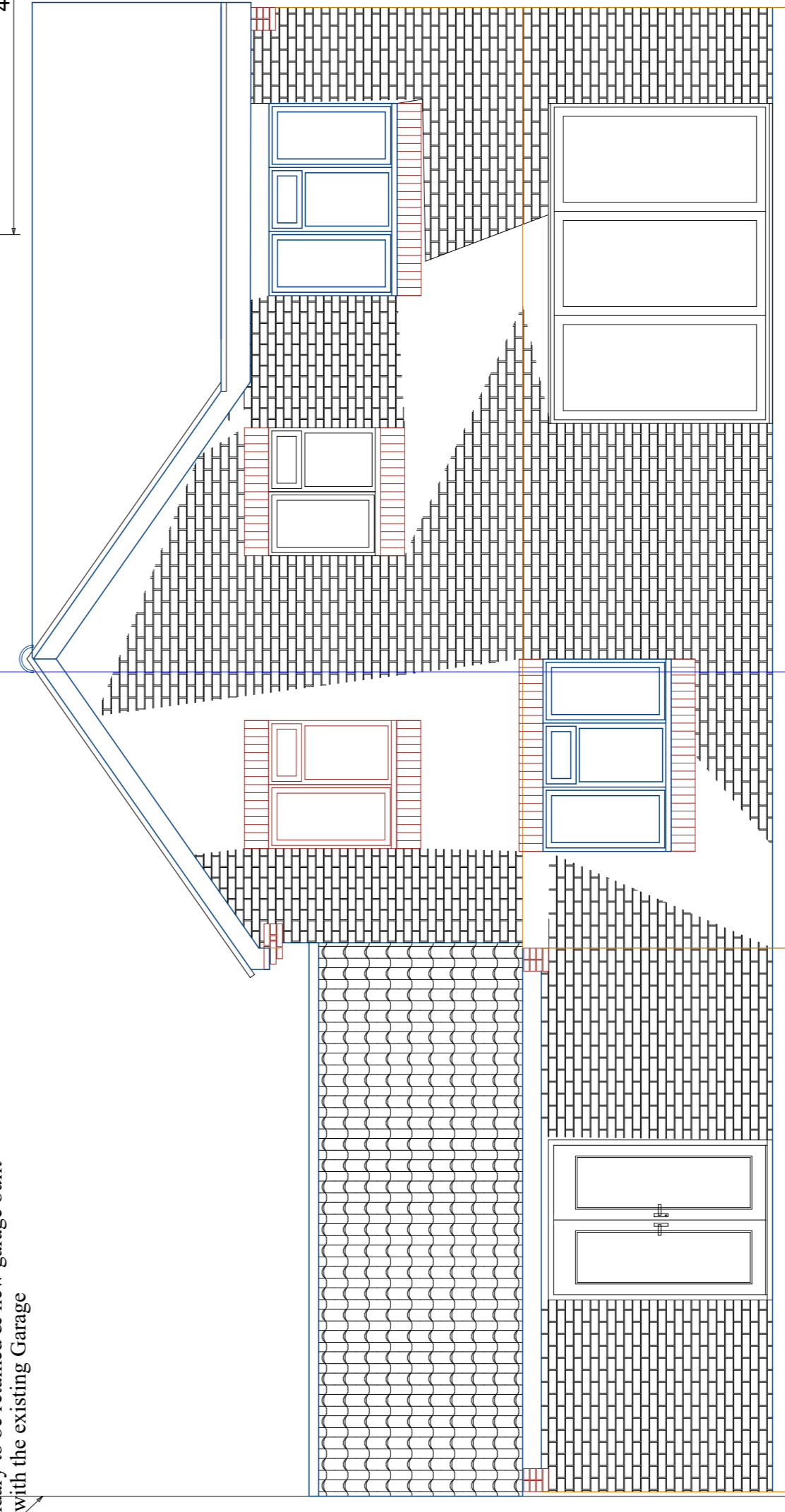


First Floor Layout

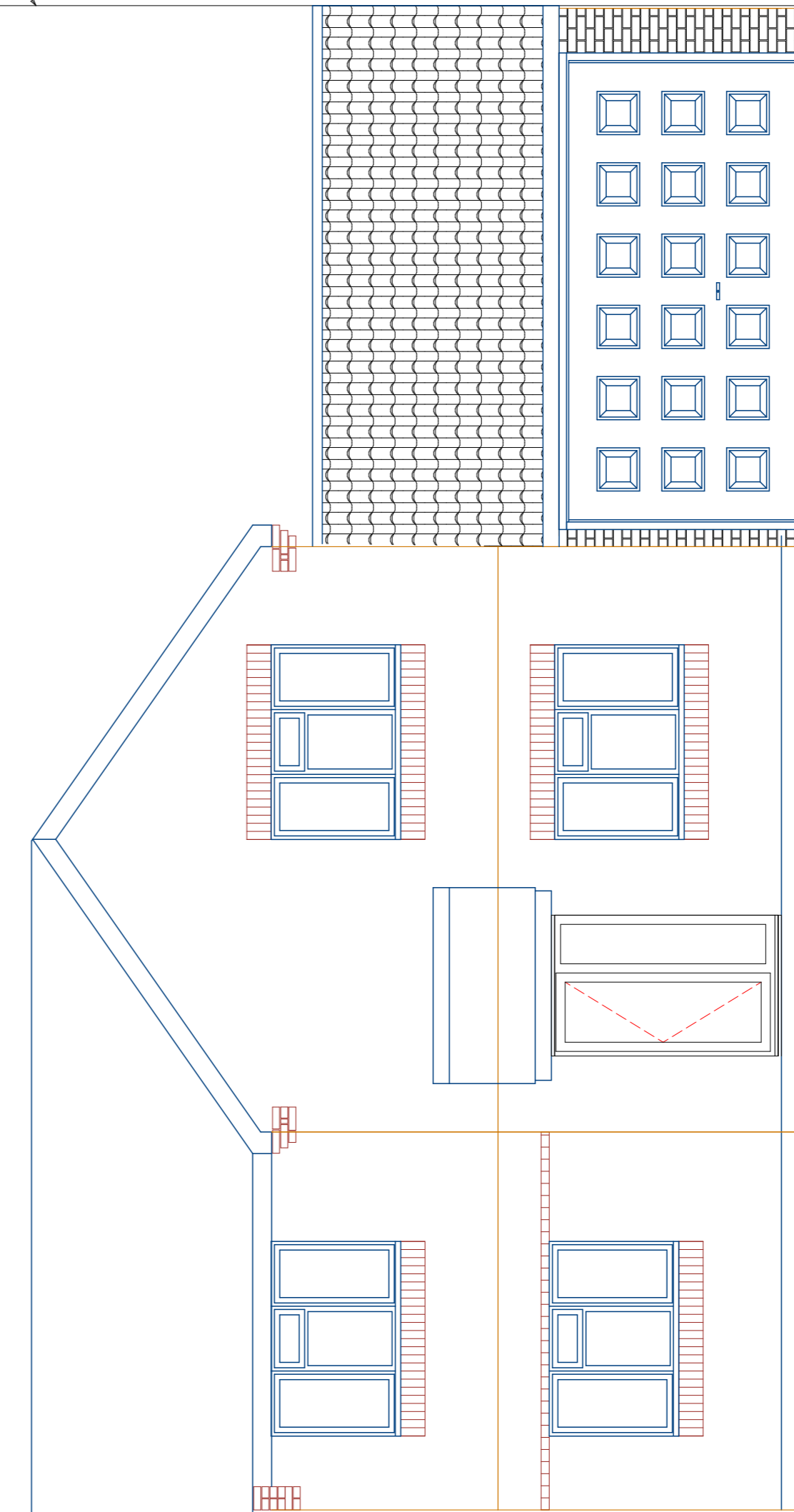


Ground Floor Layout

Existing boundary to be retained & new garage built in alignment with the existing Garage



Rear Elevation



Front Elevation

5010  
To be checked on site

Project  
**Two Storey Side & Rear Extensions**  
12 Stinchar Drive  
Chandlers Ford  
SO53 4QH  
Drawing Title  
**Proposed Plans & elevations**

Client  
**Mr & Mrs Holland**  
Drawing No.  
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