
APPLICATION NO.	20/01350/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	24.06.2020
APPLICANT	Mr Jamie Buttigieg
SITE	1 Warwick Close, Chandlers Ford, Eastleigh, SO53 4PH, VALLEY PARK
PROPOSAL	Two storey side extension and single storey rear extension to provide kitchen/diner and annexe with bedroom and en-suite
AMENDMENTS	29 July 2020 – phase 1 bat survey received (Arbtech, July 2020) 10 August 2020 – revised proposed elevations received, plan reference 08A
CASE OFFICER	Ms Katie Andrew

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

2.1 1 Warwick Close is a semi-detached, two storey dwelling located to the north of School Lane within Valley Park Parish. The property features red brick, concrete roof tiles and upvc fenestration. The property has a good sized rear garden and an area of parking is sited to the front of the house. The rear garden is bounded on three sides by a timber fence of approximately 1.8 metres high and an outbuilding is sited at the back of the rear garden. Several mature trees align School Road highway adjacent to the south east boundary of the site.

3.0 PROPOSAL

3.1 Two storey side extension and single storey rear extension to provide kitchen/diner and annexe with bedroom and en-suite.

3.2 The dimensions of the two storey extension are:

Height to ridge: 6.7 metres
Height to eaves: 5.2 metres
Width: 3.3 metres
Depth: 6.1 metres

3.3 The dimensions of the single storey extension are:

Height to flat roof: 3.2 metres
Width: 9 metres
Depth: 5 metres

4.0 HISTORY

4.1 **19/01803/FULLS** Two storey side extension, and single storey rear extension, to provide additional living space. **Withdrawn 12.08.2019.**

4.2 **19/01297/FULLS** Two storey side extension and single storey rear extension to provide kitchen/diner, lounge, annexe comprising kitchen, lounge, bedroom and bathroom, and 2 additional bedrooms and en-suite bathroom. **Withdrawn 11.06.2019.**

4.3 **TVS.05648** Construction of garage. **Permission subject to conditions – 09.01.1989.**

4.4 **TVS.05648/2** Conservatory. **Permission subject to conditions and notes 16.11.1989.**

5.0 CONSULTATIONS

5.1 **Trees** – no objection subject to conditions.

5.2 **Ecology** - objection (summarised):

- There are is a broadleaf woodland immediately adjacent to the west site boundary of the property. A designated Site of Importance to Nature Conservation (SINC) is also within 15m of this same boundary. A water course also appears to be 75m of the site.
- These habitats are known to be utilised for roosting, foraging and commuting bats.
- Concern is the lack of information on the current condition of the building, in terms of its suitability for roosting bats.
- Given its proximity to suitable habitats and previous records of protected species, further information is requested on the condition of the property and its suitability to roosting bats. Currently there is not sufficient information in this regard to ascertain whether the proposed development will have an effect on this protected species.
- Therefore request that a suitably qualified ecologist is employed to conduct a preliminary ecological assessment to assess the roof for bat roost potential.

6.0 **REPRESENTATIONS** Expired 25.07.2020

6.1 **Valley Park Parish Council** – objection.

- Concern that the proposed development would dominate the original building in scale.
- The proposal would be contrary to Policy E1 of the Local Plan.

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)(TVBRLP)

SD1: Presumption in Favour of Sustainable Development

COM2: Settlement hierarchy

E1: High quality development in the Borough

E5: Biodiversity

LHW4: Amenity

T1: Managing movement

T2: Parking provision

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Character and appearance of the area
- 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**

The properties within Warwick Close are predominantly two storey semi-detached dwellings. The houses have similar design characteristics in that they all red brick and have open gable ends. It is noted that other two storey extensions have been built in Warwick Close, including:-

- No 12 - granted planning permission on 08.06.1993 under TVS.07080
- No 15 - granted planning permission on 15.08.2000 under TVS.08998
- No 7 - granted planning permission on 05.04.2004 under TVS.09102/1

8.4 The application site is situated close to the entrance to Warwick Close cul de sac, which abuts the application site to the east. Immediately the south of the application site is School Lane highway. The boundary treatment along the southern boundary of the application site is a 1.8 metre high timber fence. Mature trees are present adjacent to the south boundary of the application site aligning School Lane. These trees are important landscaping features because they provide relief from built form and soften views of the properties within Warwick Close.

8.5 Comments received from Valley Park Parish Council expressing concern that the proposed development would dominate the original building in scale are noted, and this matter is discussed below.

8.6 Two storey side extension

The proposed two storey side extension would project out 3.3 metres on the side (south east) elevation. The extension would be seen in context with the application site and other existing residential development in Warwick Close. The ridge height of the proposed two storey extension is stepped down 0.4 metres lower than the height of the ridge on the existing house. In addition, the proposed extension is set back from the front elevation and the open gable end would be retained. These design features indicate that the extension is subordinate to the existing dwelling. The extension is to be constructed with materials which match the existing which will ensure that the proposal would integrate with the existing. Whilst the development will be visible from School Lane, it is set back from the side (south east) boundary which leaves some separation distance between built form and the highway. In addition, the development will be softened by the existing trees which align the highway.

8.7 As set out within paragraph 8.3 above, other similar two storey side extensions exist in Warwick Close. Notwithstanding what has been previously built at in this development area, each application is considered on its own merits. However, the fact that these three other properties have two storey side extensions built demonstrates that the development is not harmful to the character and appearance of the area. It would be unreasonable to refuse an extension of similar design and position at the application site.

8.8 Single storey rear extension

The single storey rear extension is proposed to provide annex accommodation. The property benefits from a large rear garden that is bigger in size than most of the other properties in the vicinity. Sufficient private amenity space would remain at the site once the extension is built and therefore the proposal is not considered to constitute overdevelopment of the site. The proposed extension is single storey and will have a flat roof. The very top section of the flat roof will be visible from School Lane however the existing boundary treatment will mostly screen views of it from the road. Only the top 1.4 metres of the flat roof extension will be visible above the existing fence line. The proposed rear extension will be set back within the plot and there would be some separation distance between the extension and School Lane. The mature trees aligning School Lane will soften any glimpsed views of the extension.

8.9 For the reasons discussed above, it is not considered that the development would give rise to any detrimental impact to the character and appearance of the area. The proposal is in accordance with Policy E1.

8.10 **Trees**

The application is supported by arboricultural information CBA Arboricultural Development Statement, reference CBA11368 v1 dated June 2020 and the tree protection plan (CBA11368.02 TPP). One Leyland cypress tree (T1) within the rear garden is proposed to be removed to facilitate the development but the Tree Officer consulted has raised no objection to this as it is a C category tree with low visual amenity value. The remaining trees (T2-T8) are a mix of category B and C quality ash and field maple that provide amenity to the locality. In this respect, the tree information provided has taken account of the

impact from construction works and a methodology for protecting the trees has been provided. The Tree Officer consulted has raised no objection subject to condition that the arboricultural method statement is adhered to and these protective measures are secured by condition. Subject to this condition, the proposal is in accordance with Policy E2.

8.11 **Biodiversity**

Bats receive protection under UK law via the Wildlife and Countryside Act 1981 (as amended) and under EU law by the Habitats Directive, which is transposed into UK law by the Conservation of Habitats and Species Regulations 2010 (commonly referred to as the Habitats Regulations). Developments that affect bats will need a European Protected Species (EPS) licence from Natural England before any work that affects bats could commence.

8.12 In light of the Ecologist's comments, the applicant has submitted a phase 1 bat survey report (Arbtech, July 2020). The report concludes the professional bat survey work that has been carried out at this site, to the appropriate methodologies and standards. This report concludes that due to the good condition of the building, no potential access points were located within the loft space and no evidence of bat presence was found. No suitable roosting features were located internally or externally on the property. Whilst there is good habitat in the vicinity of the site, no roosting features are present on the building and therefore the risk of harm or disturbance to bats is found to be highly unlikely. The submitted report recommends that no further survey work is required. Therefore, the proposal does not give rise to conflict with Policy E5.

8.13 **Neighbouring amenity**

The two storey side extension is located on the side (south east) elevation and projects out away from 2 Warwick Close. Properties on the other side of the cul-de-sac (20 and 21 Warwick Close) are located some 30 metres away. Therefore this extension would not give rise to any adverse impacts in terms of neighbouring amenity. The impact of the single storey flat roof extension is limited to the occupiers of 2 Warwick Close. The boundary treatment along the shared boundary between 1 and 2 Warwick Close is a timber fence of approximately 1.8 metres in height. As the single storey extension is 3.2 metres in height, the top section of 1.4 metres would be visible over the fence line however the majority of the proposed structure would be screened. The existing fence along this boundary would create some shadow and only the top section of the flat roof extension above the fence would create additional shadow. It is not considered that the building would create any more impact in terms of overshadowing. There are no windows proposed on the north elevation and so there is no concern with regards to any undue overlooking into 2 Warwick Close. For these reasons, the impact on immediate neighbours is not considered to be significant and the proposal is in accordance with Policy LHW4.

8.14 **Highways**

The property is served by an unclassified road (serving the other properties within Warwick Close) and the property sits immediately to the north west of the junction with School Lane. 1 Warwick Close and School Lane are both unclassified roads and parking is unrestricted on Warwick Close. The existing access point onto Warwick Close will be retained and no vehicular access gates are proposed. While the proposal is likely to result in a modest increase in traffic to and from the site and parking within it, the application is considered to have no significant adverse impact on the safety of vehicles or pedestrians in accordance with Policy T1.

8.15 **Parking provision**

The number of bedrooms at the dwelling would increase to four as a result of the development and as such there would be an increased demand for parking at the site. In accordance with the Council's parking standards, the property would require three off street parking spaces. The submitted site plan (drawing reference 02) shows that four parking spaces can be provided on the existing driveway which is an over-provision compared to the parking standards. Sufficient off road parking can be facilitated on the existing driveway and the proposal is in compliance with the parking standards set out within Policy T2 and annex G.

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 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**

Site location plan 01

Block plan 02

Existing floor plans 03

Existing elevations 04 A

Sections 05

Proposed floor plans 06

Sections 07

Proposed elevations 08A

Details 09

Details 10

Details 11

Details 12

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3. 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.

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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