
APPLICATION NO.	20/02518/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.10.2020
APPLICANT	Mr Jamie Buttigieg
SITE	1 Warwick Close, Chandlers Ford, SO53 4PH, VALLEY PARK
PROPOSAL	Two storey side extension and single storey rear extension
AMENDMENTS	23.11.2020 – amended block plan received
CASE OFFICER	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 **20/01350/FULLS** Two storey side extension, and single storey rear extension, to provide additional living space. **Withdrawn 12.08.2019.**

- 4.2 **19/01803/FULLS** Two storey side extension, and single storey rear extension, to provide additional living space. **Withdrawn 12.08.2019.**
- 4.3 **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 **Withdrawn 11.06.2019.**
- 4.4 **TVS.5648** Construction of garage. **Permission subject to conditions – 09.01.1989.**
- 4.5 **TVS.05648/2** Conservatory. **Permission subject to conditions and notes 16.11.1989.**
- 5.0 **CONSULTATIONS**
- 5.1 **Highway Authority** – no objection.
- The existing parking arrangement is to remain as per the current situation and good pedestrian / vehicular indivisibility exists at the driveway entrance.
 - Need to ensure the development satisfies the parking standards.
- 5.2 **Tree Officer**
- No objection was raised for the previous application 20/01350/FULLS, however no comment has been received on this application at the time of writing this report. An update paper will be provided.
- 5.3 **Ecology Officer** – no objection.
- The application is supported by a preliminary bat roost assessment (Arbtech, July 2020).
 - No evidence of bats was found and no potential roost locations / access points for bats to gain access to possible roost locations were identified.
 - It was concluded that there was negligible potential for bats to be present.
 - In view of the survey findings The ecologist would advise that the development is unlikely to result in a breach of the law protecting bats and no concerns are raised.
- 5.4 **Landscape Officer** – no objection.
- The site has no landscape designations and there are no public rights of way in close proximity to the site.
 - The property sits on the edge of the close with its perimeter fence running parallel with School Lane. On the highway boundary between the property and the road there are a number of trees, none of which are of significant quality, however they help to provide a green belt of screening which significantly contributes towards the streetscape character.
 - It is essential that these trees should be retained along the highway and that any development in close proximity is careful not to impact upon the trees or the root systems.

6.0 **REPRESENTATIONS** Expired 18.11.2020

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

Parking / highways

- The development allows for four bedrooms, requiring three parking spaces to meet the parking standards.
- A construction business is operated from the premises and in the evenings and weekends commercial vehicles / equipment are parked on the driveway, restricting the space available for private vehicles.
- In view of these parking considerations and potential impact on adjoining highways it is requested that a highways Officer visits the site out of hours to clarify.

Scale

- Concern that the proposed building development would dominate the original building in scale rather than being subsidiary to it.

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 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, it is considered, leaves adequate separation distance between built form and the highway to minimise impact. In addition, the impact of the development would be reduced by the presence of the existing trees which align the highway.

8.6 As set out within paragraph 8.3 above, other similar two storey side extensions exist in Warwick Close. Notwithstanding what has been previously built in this area, each application is considered on its own merits. These other extensions contribute to how the character of the properties within Warwick Close have altered compared to when these dwellings were originally built. Due to the scale and design of these extensions, they have assimilated into the area well, as would the proposed extension at the application site.

8.7 Single storey rear extension

The single storey rear extension is proposed to provide annex accommodation. The property benefits from a large rear garden. Sufficient private amenity space would remain at the site once the extension is built to meet the demands of the occupants and, in addition, the proposal is not considered to constitute overdevelopment of the plot – as it would retain sufficient space around it, and that is consistent with the prevailing character of the area. 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 would mostly screen views of it from the road. Only the top (approximately) 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.

8.8 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.

8.9 **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 this has been categorised as 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 some 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. A condition is recommended that the arboricultural method statement is adhered to. Subject to this condition, the proposal is considered to be in accordance with Policy E2.

8.10 **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.

8.11 The application is supported by 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 and the Ecologist has raised no objection to the scheme. Therefore, the proposal does not give rise to conflict with Policy E5.

8.12 **Neighbouring amenity**

The proposed two storey extension is located on the side (south east) elevation and projects out away from 2 Warwick Close (the other half of this semi-detached pair). Properties on the other side of the cul-de-sac (20 and 21 Warwick Close) are located some 30 metres away. By virtue of its location, the two storey extension would not give rise to any adverse impacts in terms of shadow, loss of light and overlooking to any of these properties.

8.13 The impact of the single storey flat roof extension is limited to 2 Warwick Close. The submitted floor plan and block plan show that there would be two metre separation distance between the rear extension and the boundary treatment shared with the neighbour at 2 Warwick Close. This boundary treatment 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. Due to the height of the roof and the fact that the extension has been set 2 metres off the common boundary, it is not considered that the rear extension would create additional, adverse impact in terms of overshadowing or loss of light to the adjoining property. There are no windows proposed on the north elevation of the proposed extension 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 **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.

8.15 **Highways impacts**

The property is served by an unclassified road which also provides access for the other dwellings within Warwick Close. The application site sits immediately to the north west of the junction with School Lane. Warwick Close and School Lane are both unclassified roads and parking is unrestricted. The existing access point onto Warwick Close from the property will be retained and no works are required to the existing dropped kerb access as part of the application. No access gates are proposed. The driveway does provide space for sufficient car parking (in accordance with the parking standards in the TVBRLP) for the size of the proposed dwelling.

8.16 It is noted that parked vehicles on the drive would be unable to manoeuvre off the drive in a forward gear (assuming they drove forwards onto the driveway).

However, this is not uncommon for residential cul-de-sacs and similar to other driveways arrangements within Warwick Close and given the low speeds involved in such manoeuvres and adequate visibility from the drive of the property, this is not considered to cause any adverse impact on highway safety. A HCC Highways Officer has reviewed the proposal and has raised no objection, and no highway specific conditions are considered necessary in this instance.

- 8.17 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.

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 04A
Sections 05
Proposed floor plans 06
Sections 07
Proposed elevations 08
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 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. The extension hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 1 Warwick Close, Chandlers Ford, as shown on the approved plans.

Reason: To avoid the establishment of a separate unit of accommodation in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM2.

5. The development hereby approved shall be undertaken in full accordance with the provisions set out within the CBA Arboricultural Development Statement, reference CBA11368 v1 dated June 2020 and the tree protection plan (CBA11368.02 TPP), and all measures put in place at the site shall be retained for the full duration of construction activity associated with this permission.

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.

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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