

---

<b>APPLICATION NO.</b>	21/00162/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	22.01.2021
<b>APPLICANT</b>	Mr and Mrs David and Linda Nash
<b>SITE</b>	5 Churchmeadows, Bulford Road, Shipton Bellinger, SP9 7RL <b>SHIPTON BELLINGER</b>
<b>PROPOSAL</b>	Extension to garage
<b>AMENDMENTS</b>	17.02.2021 – Confirmation of proposed garage door received via email.
<b>CASE OFFICER</b>	Katherine Bundy

Background paper (Local Government Act 1972 Section 100D)

---

## 1.0 INTRODUCTION

1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

## 2.0 SITE LOCATION AND DESCRIPTION

2.1 5 Churchmeadows is a single storey, detached property located in a residential cul-de-sac within the Shipton Bellinger Settlement Boundary.

## 3.0 PROPOSAL

3.1 The application seeks permission for a front extension to the existing garage. In the current arrangement, there is a car port to the front of the garage, which this application proposes to be enclosed in order to extend the existing garage with bricks to match the existing. The proposed garage door would be a roller shutter door in the same brown colour as the other garage doors within Churchmeadows.

## 4.0 RELEVANT HISTORY

4.1 None relevant.

## 5.0 CONSULTATIONS

5.1 None.

## 6.0 REPRESENTATIONS Expired 16.02.2021

6.1 **Shipton Bellinger Parish Council:** No response received.

## 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)

Policy COM2 – Settlement Hierarchy

Policy E1- High Quality Development in the Borough

Policy LHW4 – Amenity

Policy T2 – Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on amenity of neighbouring property
- Impact on parking provision

8.2 **Principle of development**

The site lies within the Shipton Bellinger 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 **Impact on the character and appearance of the area**

The existing car port is the only example of this type of structure within the vicinity as the neighbouring properties within this cul-de-sac have garages. Therefore, the proposed development would be considered more in keeping with the character and appearance of the area than the existing arrangement. The bricks proposed to enclose the car port would match the existing property and the new garage door would match the brown colour of the garage doors at neighbouring properties. As such, the proposal would integrate, complement and respect the character and appearance of both the host property and wider surrounding area. The proposal would therefore comply with Policy E1 of the TVBRLP.

8.4 **Impact on amenity of neighbouring property**

By virtue of the size and design of the proposal, and its juxtaposition relative to neighbouring property, the proposal would not give rise to an adverse impact on the living conditions of neighbouring property by virtue of loss of daylight, sunlight, or privacy. The proposal is therefore considered to be in accordance with Policy LHW4 of the TVBRLP.

8.5 **Impact on parking provision**

The proposal does not give rise to an additional demand for car parking. The existing garage measures 3.7 metres in depth and 3 metres in width and is too small to park a vehicle. The proposal would extend the depth of the garage to 6.2 metres thus making it large enough to be considered for the parking of vehicles in accordance with Policy T2 of TVBRLP. To facilitate this an existing frontage car parking space would be lost however the proposed garage space would replace this and this neutral impact on parking is considered to be acceptable. A condition has been recommended to ensure that the garage is only used for parking, to ensure that the proposal complies with Policy T2 and Annex G of the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with policies COM2, E1, LHW4 and T2 of the TVBRLP.

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, references:

- '5 Churchmeadows, Bulford Road, Shipton Bellinger, Tidworth, SP9 7RL' submitted 22.01.2021
- Chur06 submitted 22.01.2021
- Chur07 submitted 22.01.2021
- Chur08 submitted 22.01.2021

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

3. The garage hereby approved shall not be used for any purpose other than the parking of cars.

Reason: To ensure adequate on-site car parking provision for the host property in accordance with Policy T2 and Annex G of the Test Valley Borough Revised Local Plan 2016.

**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.

---