
APPLICATION NO.	20/02269/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	21.09.2020
APPLICANT	Mr and Mrs Knight
SITE	17 Burnhams Close, Andover, Hampshire, SP10 4NJ, ANDOVER TOWN (HARROWAY)
PROPOSAL	Single storey rear extension, new window and internal alterations
AMENDMENTS	25.01.2021 – Additional plan received demonstrating proposed planting 15.02.2021 – Front elevation drawing received 14.03.2021 – Amended plans received and garage conversion removed from proposal description 06.04.2021 – Amended plan received
CASE OFFICER	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 17 Burnhams Close is a two-storey, detached property located within the Andover Settlement Boundary. The property is accessed via a shared driveway which serves Nos. 15-18 Burnhams Close.

2.2 The neighbouring properties are also detached two-storey properties, and it is noted that there is an existing conservatory attached to the rear of No. 18.

3.0 PROPOSAL

3.1 This application seeks permission for the erection of a single-storey rear extension. The existing property is stepped at the rear, and the proposed extension would extend out from the existing rear wall of the property by a distance of between 2.5 metres and 4.2 metres. It would measure 3.3 metres in height at its highest point, and 2.5 metres in height to the eaves. The proposed extension would provide an extended kitchen and dining area.

3.2 Permission is also sought for the insertion of one window on the side elevation of the property facing 18 Burnhams Close, to serve the existing dining room due to the existing door being removed to accommodate the proposed extension.

3.3 Additional plans were received on 25.01.2021 and 15.02.2021 relating to the initially proposed garage conversion. These were superseded on 14.03.2021, when the garage conversion and new garage door were removed from the proposal and amended plans were submitted to reflect this. A further amended plan was received on 06.04.2021 removing a reference to the garage door.

4.0 **RELEVANT HISTORY**

4.1 None relevant.

5.0 **CONSULTATIONS**

5.1 **Environmental Protection – No objection** subject to condition restricting hours of construction.

6.0 **REPRESENTATIONS** Expired 04.01.2021

6.1 **Andover Town Council:** No objection.

6.2 **2x letters of objection received from 16 and 18 Burnhams Close, summarised below:**

- The property is on a shared, single lane driveway. Concerns that as the building takes place there will be restricted access to neighbouring properties and may be blocked in.
- 17 Burnhams Close has very limited parking and parking is limited in the area.
- There is an area between 17 and 18 Burnhams Close which must be kept clear as a turning space.
- There may be an impact on home improvements at 18 Burnhams Close.
- Concern that the height and length of the rear extension would restrict light to 16 Burnhams Close. The garden is quite small and light is already blocked by a house at the end of the garden.
- Assurances that mess and noise levels will be kept to a minimum would be appreciated.

6.3 **Officer Note:** Due to the removal of the garage conversion from the proposal, objections related to parking and turning are no longer relevant as there would be no change to the existing parking arrangements.

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

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 properties

8.2 **Principle of development**

The site lies within the Andover 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 Plan. The proposal is assessed against relevant policies below.

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

The majority of the proposed development would be located in a position such that only extremely limited views would be afforded from the public realm. Any glimpsed views of the proposal would be seen in the context of the existing dwelling. Furthermore, all proposed materials would match those used in the existing property and the proposal is therefore considered to integrate, complement and respect the character and appearance of the area in accordance with Policy E1 of the TVBRLP.

8.4 **Impact on amenity of neighbouring properties**

The neighbouring properties to consider in this instance are 18 Burnhams Close to the south-west of the host property, and 16 Burnhams Close to the north-east.

8.5 Light

Concern has been raised regarding the potential loss of light reaching the neighbouring property and garden to the north-east, 16 Burnhams Close. However, it is considered that the single-storey nature of the proposed rear extension would not result in a significant reduction in light reaching this property or garden. A shadow diagram has been undertaken and this has confirmed that the existing situation would not be significantly worsened as a result of the current proposal. There would be a slight increase in shadow in the afternoon, however this would not reduce the levels of light reaching the neighbouring property to below acceptable levels. The proposal is therefore in compliance with Policy LHW4 of the TVBRLP.

8.6 Privacy

A small window is proposed on the side elevation of the host property adjacent to No. 18, however by virtue of the existing close-board timber fencing acting as boundary treatment between Nos. 17 and 18 this would have no detrimental impact upon the privacy afforded to the occupants of the neighbouring property. Furthermore, there are no windows on the side elevation of the neighbouring property.

8.7 Outlook

It is considered that by virtue of the limited size and siting of the proposal, there would be no detrimental impact upon the outlook from neighbouring properties.

8.8 Noise

Concern has been raised over the potential increased noise levels during construction. Environmental Protection have been consulted on this application and they have recommended a condition restricting construction hours, to ensure that there would be no detrimental impact upon neighbouring amenity by virtue of increased noise.

8.9 In conclusion, by virtue of the size (bulk and mass) and design of the proposal, its juxtaposition relative to neighbouring properties, and the nature of existing intervening boundary treatment, the proposal would not give rise to an adverse impact on the living conditions of neighbouring properties by virtue of loss of daylight, sunlight, or privacy. The proposal is therefore considered to be in accordance with Policy LHW4 of the TVBRLP.

8.10 **Other matters**

A degree of disturbance is inevitable with all construction projects, however there is nothing contained within this application to suggest that there would be any particularly harmful relationships to consider in this context, nor does the juxtaposition of the site with adjoining properties raise specific concern in this regard.

8.11 It is considered that there is sufficient space to the front of the property to store any required materials for the development and a side gate to access the site for the proposed works. Therefore, it is not considered that there would be a disruption to the access arrangements as a result of the construction materials.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with policies COM2, E1, and LHW4 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, numbers:**

- **Site Location plan number OI1420461 dated 07.09.2020 and submitted 21.09.2020**
- **PRS.556 REV C dated 31.03.2021 and submitted 06.04.2021**

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

3. **Construction works shall only be undertaken between the hours of 0730 - 1800 hours Monday to Friday and 0800 - 1300 hours on Saturdays with no work on Sundays or Public Holidays, unless otherwise agreed with the Local Planning Authority.
Reason: to protect the amenity of neighbouring residential use during the construction phase.**

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.**
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