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<b>APPLICATION NO.</b>	20/03263/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	18.01.2021
<b>APPLICANT</b>	Mrs Vivienne White
<b>SITE</b>	100 Rownhams Road, North Baddesley, SO52 9EU, <b>NORTH BADDESLEY</b>
<b>PROPOSAL</b>	Proposed roof extension over existing dwelling flat roofs including remodelling of internal layout and new attic-floor to create a larger 4-Bedroom dwelling
<b>AMENDMENTS</b>	None
<b>CASE OFFICER</b>	Miss Ash James

Background paper (Local Government Act 1972 Section 100D)

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## 1.0 INTRODUCTION

- 1.1 The application is presented to Southern Area Planning Committee at the request of a Member, for the reason “of the impact upon neighbours property, in particular the kitchen living area”.

## 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The property is a detached bungalow, with flat roof side extension and garage, on a corner plot, located within the settlement area of North Baddesley

## 3.0 PROPOSAL

- 3.1 The proposal seeks to create a gable fronted roof above an existing flat roof side projection, providing two additional bedrooms in this new roof space, to create a 4 bedroom dwelling.

## 4.0 HISTORY

- 4.1 None

## 5.0 CONSULTATIONS

- 5.1 **Ecology** – Comment (summarised) (12.03.2021)

- No concerns that this development would adversely affect any legally protected or notable habitats or species. This development provides opportunities to enhance biodiversity. Support measures outlined in Section 5.0 ‘Assessment of Ecological Effects and Mitigation/Compensation/ Enhancement Measures’ of the Ecological Impact Assessment (ECOSA Ltd, February 2021).

### **Highways** – No Objection

- The comments provided are in relation to a residential dwelling. The layout is sufficient for vehicles to access, egress and turn within the confines of the site in a safe and sufficient manner.

6.0 **REPRESENTATIONS** Expired 11.02.2021

6.1 **North Baddesley Parish Council** – No Comment.

**1 Brook Close** – Objection (summarised)

- Property is used as HMO, roof alterations would appear out of character, with neighbouring properties, neighbouring properties have been refused permission to extend their roof. The creation of attic bedrooms will majorly impact the privacy and light of 102 Rownhams Lane. The property already has 4 bedrooms, 2 additional bedrooms would create 6 bedroom, requiring 12 car parking spaces, 108 Rownhams Lane was restricted to only 3 car parking spaces.

**Twigwood, Priestlands Close**,– Objection (summarised)

- Existing ground floor plan is not accurate, property is already 4 bedroom dwelling. Proposed plan shows ‘family room’ where rental adverts describe the property as not suitable for families. Individual toilet and bathroom is questionable for a family property.

**102 Rownhams Road** – Objection (summarised)

- Property is used as a 4 bedroom HMO, two additional bedrooms would provide 6 bedrooms, with potentially up to 12 people living in the property. Parking would not be able to accommodate more than 6 cars. The online rental adverts state the property is not suitable for families, yet the proposed floor plan shows a ‘family room’. The alterations to the roof will not be in keeping with the 9 bungalows along Rownhams Road to the junction, none of the bungalows are either chalet or dormer bungalows. The proposal will reduce the width between 100 and 102 Rownhams Road to 1.5m, no two properties in the village are as close. 75% of natural light will be removed from 102 Rownhams Road, with all of the natural light to the bathroom removed. New first floor window will overlook rear garden, invading the existing privacy.

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)

Policy COM2 – Settlement Hierarchy

Policy E1- High Quality Development in the Borough

Policy E5 – Biodiversity

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 ecology
- Parking
- Other matters

### 8.2 Principle of development

The proposal lies within the settlement boundary as defined in the Test Valley Borough Revised Local Plan. In accordance with policy COM2, development is acceptable on the condition that the proposal is in compliance with other policies of the Revised Local Plan.

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

The existing bungalow is of unique design and character in comparison to the neighbouring properties on Rownhams Road as it comprises with a modest bungalow with simple pitched roof on the principal dwelling, and a flat roof addition to the side comprising a garage to the side. All other neighbouring bungalows have hipped roofs, some are consistent in design and others have been altered to provide accommodation within the roof. Furthermore, immediately to the North East and South East of the site are two storey dwellings. The application site is therefore experienced differently to the other properties on Rownhams Road. The proposal looks to provide a projecting gable roof, with a ridge line to be of a similar height to that of the neighbouring property, 102 Rownhams Road, so as not to dominate the existing dwelling, neighbouring properties, or adversely affect the character or appearance of the area. In this respect the proposal relates well to the varied nature and appearance of the existing street scene.

8.4 Whilst the proposal would be visible from Rownhams Road, it would use materials to match the existing dwelling so as to ensure it is in keeping with the host dwelling. The proposed design is considered to be high quality and relate well to the existing dwelling and neighbouring properties. For these reasons, it is considered the proposals are unlikely to have a detrimental impact on the character or appearance of the immediate area, in accordance with Policy E1 of the Test Valley Borough Council Revised Local Plan.

### 8.5 Impact on amenity of neighbouring property

The proposal does include windows to serve habitable rooms within the new roof space. The North-East elevations proposes 3 rooflights, which will face the existing dwelling. The South-West elevation, two roof-lights are proposed, for light to en-suite facilities. Given the high level positioning and location of the proposed roof lights, it is considered that they would not result in any overlooking to the detriment of the amenities of neighbouring properties. However, the two roof lights proposed on the South-West elevation serve bathrooms and it is therefore deemed necessary to have these fitted with obscured glazing in perpetuity. A condition is included below.

- 8.6 Third party comments regarding the proposed window within the end gable space of the rear elevation are noted. The neighbouring property extends approximately 4.8m past the proposed development, it is considered that the proposed rear window is unlikely to provide significant overlooking opportunities into the rear garden of 102 Rownhams Lane as most views will be blocked by the property. The separation between 100 Rownhams Road and 102 Rownhams Road will be approximately 1.6m, similar separation distances and in some case smaller is a characteristic within neighbouring streets Brook Close and Winstone Crescent. As such, the proposed relationship is considered to be acceptable.
- 8.7 A shade diagram has concluded that no overshadowing would be cast by the proposal to the neighbouring properties. Due to the orientation of the plot, any light lost to 102 Rownhams Road on the windows facing 100 Rownhams Road is already caused by the existing dwelling of 102 Rownhams Road.
- 8.8 The alterations to the front of the property, including the proposed window in the new gable end on the front elevation, are unlikely to provide any additional overlooking opportunities, given their location on the front elevation of the property.
- 8.9 As such, it is considered that due to the modest height of the proposal and the roof design, it is unlikely that the proposal would have a detrimental adverse effect on neighbouring amenity or living conditions, such as overbearing, loss of daylight or loss of sunlight. Therefore, the proposal is in compliance with policy LHW4 of the Test Valley Borough Council Revised Local Plan.
- 8.10 Impact on ecology  
A phase 1 preliminary bat survey was received to address the Council's Ecology Officer comments as it was shown that the proposal would not adversely affect any legally protected or notable habitats or species, supporting measures outlined in Section 5.0 'Assessment of Ecological Effects And Mitigation/Compensation/ Enhancement Measures' of the Ecological Impact Assessment (ECOSA Ltd, February 2021) to enhance biodiversity, this has been secured by Condition.
- 8.11 Parking  
Whilst the proposal includes a removal of a garage, there is sufficient off-street car parking on the proposed driveway for of the required minimum of 3 cars, in accordance with the required number of spaces for a 4 bedroom property as indicated within Policy T2 Annex G. A condition has been included to ensure that sufficient parking is provided for the property and retained at all times for this purpose, and to ensure the proposal conforms with Policy T2 Annex G of the Test Valley Borough Council Revised Local Plan.
- 8.12 Other Matters  
Third party concerns in relation to the use of the property as a House in Multiple Occupancy (HMO) are noted. The applicant's agent has confirmed the property is currently occupied by 4 tenants therefore planning permission is not required, and does not form part of this application.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with the policies COM2, E1, E5, LHW4, and T2 of the Test Valley Borough Council Revised Local Plan.

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; P01, P02, P03, P04, P05, P06, P07, P08, and P09  
Reason: For the avoidance of doubt and in the interests of proper planning."
3. The 4<sup>th</sup> bedroom hereby approved shall not be permitted to be occupied until the parking layout as shown on the Proposed Site Plan - P09, have been provided in accordance with the approved plans. The area of land so provided shall be retained at all times for this purpose.  
Reason: To ensure sufficient off-street parking has been provided in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T2 and in the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
4. Development shall proceed in accordance with the measures set out in Section 5.0 'Assessment of Ecological Effects And Mitigation/Compensation/ Enhancement Measures' of the Ecological Impact Assessment (ECOSA Ltd, February 2021). Thereafter, the enhancements shall be permanently maintained and retained in accordance with the approved details.  
Reason: To conserve and enhance biodiversity in accordance with policy E5 of the Test Valley Revised Local Plan.
5. Prior to the first occupation of the 4<sup>th</sup> bedroom of the development hereby approved, the two roof lights proposed on the South-West elevation shall be obscured glazing and retained as such in perpetuity.  
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.

**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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