
APPLICATION NO.	18/02441/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	17.09.2018
APPLICANT	Mr Senior
SITE	Ochi, 76 Weyhill Road, Andover, SP10 3NP, ANDOVER TOWN (MILLWAY)
PROPOSAL	Detached single garage with flat roof (Amended scheme)
AMENDMENTS	Amended plans were received on 10 October 2018
CASE OFFICER	Miss Katherine Dowle

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to the Northern Area Planning Committee at the request of a Member for the reason - "I feel it is just as intrusive as the previous refused one."

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site comprises of a detached dwelling which has been under construction, but is close to completion. It is a back land property set behind a two storey building consisting of two flats. The front driveway is formed of gravel and extends across the front of the dwelling. The site is bordered on all sides by tall wooden close boarded fences.

3.0 PROPOSAL

- 3.1 A single garage is proposed on the front driveway of No.76 Weyhill Road. It would have a garage door in the south elevation and a window and door in the west elevation. It would have a height of 2.4m and the height of the bottom of the fascia would be 2.1m from ground level. The garage would have internal dimensions of approximately 3.7m by 6.3m which would allow space for a vehicle to park within the garage.

4.0 HISTORY

- 4.1 18/01673/VARN - Variation of Condition of 2 of 15/02011/FULLN (Conversion and extension of existing garages to form new dwelling; erection of cycle store for existing flats) to substitute Drawing No's 2710-06 to 2710-06 A and 2710-08 to 2710-08 A. Permission subject to conditions and notes 14.09.2018.
- 4.2 18/00941/FULLN - Erection of single garage. Application withdrawn 25.05.2018.
- 4.3 15/02011/FULLN - Conversion and extension of existing garages to form new dwelling; erection of cycle store for existing flats – Permission subject to conditions 14.03.2016.

- 4.4 13/01550/FULLN - Conversion of a single dwelling to 2 No flats (Retrospective)
– PERMISSION subject to conditions 10.09.2013.

5.0 **CONSULTATIONS**

5.1 **HCC Highways: No objection.**

The proposed garage is of sufficient size to be utilised for vehicle parking and the turning head/driveway area is of sufficient size and geometry to allow efficient turning and manoeuvring.

There is sufficient space to provide two parking bays as per the submitted plans. The size requirement for parking bays is 2.4m x 4.8m. This is as per national and local guidance and national guidance is extremely clear in this regard.

2.4m x 4.8m has been the requirement for parking space dimensions since 1977. Whilst local guidance suggests a width of 2.7m for parking spaces that are constrained on both sides, this should be taken in context with the layout and design of the manoeuvring space associated with it.

With regards to this proposal, the parking bay nearest to No.76 Weyhill Road is 2.7m x 4.8m and the adjacent bay to the north is 2.4m x 4.8m. This is perfectly acceptable in highway terms given the nature and geometric characteristics of the manoeuvring space associated with the parking bays.

6.0 **REPRESENTATIONS** Expired 18.10.2018

6.1 **Andover Town Council: Objection.**

- North and east elevation will not work with dimensions stipulated in plans.
- Parking and manoeuvring spaces have not been clearly identified to ensure there is sufficient parking for the existing buildings that already have planning permission.
- Officers need to look at the application with reference to the entire complex.

6.2 **4 letters of objection from 74 Weyhill Road and 5 Roundway Court summarised as:**

- Over development of the plot.
- Inaccuracy on the plans.
- Because of the construction of the garage and utilisation of parking spaces whether there is enough manoeuvring/ turning room to achieve parking.
- Need to consider application in relation to the entire complex.
- Overbearing impact on neighbouring properties.
- Access issues to sides of the garage for future maintenance.
- Flat roof out of character.
- Potential future uses of the garage.
- Concern about where the runoff from the garage would be directed.
- Would like drainage to be 5 metres from the boundary.
- Requirement for 6 parking spaces with the house and nearby flats which is not shown on the plans.

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)

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Character of the area
- Amenity
- Parking

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 of the area**

76 Weyhill Road is a backland development set behind a former dwelling which has been converted into flats. The application site is located to the rear of the converted dwelling and the proposed garage would be located on the existing driveway. Some public views of the garage would be achievable across the front driveway from Weyhill Road towards the proposed development.

8.4 Weyhill Road has a varied character with a range of different housing types and forms. The proposed garage would maintain the character of the area as it would be set behind the existing building line, and would be seen within the context of the back land dwelling and tall wooden boundary fences. When standing at the entrance to the site, looking directly north, the existing view is of a tall boundary fence with glimpsed views of the flat-roofed, rear garages of Roundway Court beyond. The proposed development would be located in front of this existing fence and would have a very similar appearance to this existing arrangement of fences and garages.

8.5 Objections have been raised with regard to the proposed alterations resulting in an overdevelopment of the site. The introduction of a modest single storey garage would not significantly increase the amount of development at the site nor would it represent a visual departure from the pattern of surrounding development as explained above.

8.6 The proposed outbuilding would be constructed of red brick to match the existing building. It would have a felt roof and a white upvc window. These materials would integrate with both the host property and wider area as there are a number of similar buildings in the surrounding area. Overall the proposed garage would integrate, respect and complement the character of the area and would thereby comply with Policy E1.

8.7 **Amenity**

The proposed site is bordered by a number of properties but the two properties closest to the proposed garage are No.5 Roundway Court and No.74 Weyhill Road.

8.8 Privacy

The one proposed window in the garage would look towards the existing driveway and dwelling at Ochi. With the location of the window in the garage in the west elevation, views from the garage would look directly towards the host property. The window would not overlook the flats at No.76 due to the separation distance between the proposed garage and this neighbouring building and as the angles of sight from this window would be acute. There would be no windows in the north or east elevations and there would be a garage door in the south elevation. The garage would therefore protect the privacy of the occupants of the neighbouring properties.

8.9 Daylight and Sunlight

The proposed garage would be close to the boundary with No.5 Roundway Court and No.74 Weyhill Road. It would be set approximately 0.4m from the north boundary and 0.3m from the east boundary. The existing boundary is approximately 2.1m tall and the proposed garage would be 2.4m tall. Therefore the garage would be slightly taller than the existing boundary fence. No.74 Weyhill Road has a large rear garden and the proposed garage would be located close to the north-west corner of this garden. During the late afternoon a small amount of additional shading of the north west corner of No.74 would occur but this would not reduce sunlight levels reaching No.74 to below acceptable levels. From midday onwards, shadows cast by the development and the existing fence would fall towards the rear garden of No.5 Roundway Court. In comparison with the existing shading cast by the existing boundary fence, the increased height and mass from the proposed development would be marginal. This increase would not cause sunlight levels reaching No.5 Roundway Court to fall below acceptable levels.

8.10 Daylight

Due to the juxtaposition of the proposed garage and the closest neighbouring properties and the separation distances between the buildings, the proposed development would not cause daylight levels reaching neighbouring properties to fall below acceptable levels.

8.11 Outlook

The proposed outbuilding would be situated close the boundary fence with No.5 Roundway Court and No.74 Weyhill Road. The proposed garage would

sit just above the height of the boundary fence adjoining No.5 and No.74 and although it would be visible from these properties, as the garage would extend slightly above this fence, it would not significantly reduce the outlook from these properties. The outlook from No.5 towards the proposed garage is currently restricted by the tall fence and this addition would not reduce the outlook from this property to the extent that it would be detrimental to the amenity of these neighbours.

- 8.12 Overall the proposed garage would provide for the privacy and amenity of neighbouring properties and comply with Policy LHW4.

8.13 Parking

No.76 Weyhill Road is accessed from a shared driveway onto a classified road. The proposed garage would be located on the existing driveway and a parking plan has been provided to show the parking provision on the site and the turning space. No.76 Weyhill Road has two bedrooms so two parking spaces are required on site in accordance with Policy T2 and Annex G of the RLP. Two parking spaces are shown on the west side of the driveway which would be 2.4m wide and 2.7m wide. Hampshire County Council Highways have no objection to this parking provision taking into account the layout of the site. The turning space shown is large enough that the cars would be able to turn on the site and leave in a forward gear so the proposed development would not have an adverse impact on the function, safety or character of the highway network and would comply with Policies T1 and T2.

- 8.14 Objections have been received with regard to a need for six parking spaces to be provided on site. The current application relates to the backland dwelling, Ochi and the application site does not include the existing flats at the front of the site. There would be no change to the existing parking at these flats and the number of bedrooms at Ochi requires 2 parking spaces to be required.

8.15 Other matters

Concern has been raised regarding the ability of the applicant to access the sides of the garage for maintenance which is a civil matter between the parties involved. The proposed garage would be set slightly away from these boundary fences and any impact on the existing fence during construction would be a civil matter between the parties involved.

- 8.16 The proposed development would have an ancillary use to the existing dwellinghouse and a separate planning application would be required for other uses of the garage. The applicants have indicated that the proposed garage would be used for the parking of vehicles. This is not considered to be necessary to be secured by condition as the two spaces required for the site could be provided in the front driveway at the property.

- 8.17 An objection has been received with regard to the water run-off from the garage and the potential impact on neighbouring gardens. The proposed development would not increase run-off compared to the existing situation and as it is set away from the boundary any water flowing from the structure would be likely to be contained within the site.

- 8.18 Comments have been received relating to a discrepancy in the annotation of the plans. The garage is annotated with the height of the garage at approximately 2.4m tall while the height to the bottom of the fascia is labelled at 2.1m.

9.0 **CONCLUSION**

- 9.1 The proposed garage is considered to integrate, respect and complement the character of the area. The privacy and amenity of neighbouring properties would be provided for and there is sufficient parking on site to enable two vehicles to park and to turn within the site. The development would comply with the relevant policies of the RLP.

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 2710-16 Rev A and 2710-17
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The development shall not be occupied until space has been laid out for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan dwg no. 2710-16 Rev A and these spaces shall thereafter be reserved for such purposes at all times.
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 Policy T1.

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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