
APPLICATION NO.	20/03216/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	05.02.2021
APPLICANT	Mr and Mrs Hiscutt
SITE	104 Greatbridge Road, Romsey, SO51 8FH, ROMSEY TOWN
PROPOSAL	Replace existing lean-to with part single part two storey rear extension
AMENDMENTS	Amended plans received 16 th April 2021
CASE OFFICER	Mrs Sacha Coen

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 The application is presented to the Southern Area Planning Committee at the request of a local Ward Member.

2.0 HISTORY

2.1 None relevant.

3.0 CONSULTATIONS

3.1 **Ecology:** No concerns subject to condition

3.2 **Highways:** Objection

- Insufficient parking provisions for a 4 bedroom dwelling.
- The frontage parking space could only be accessed/egressed with multiple manoeuvres either across the adjacent footpath or by utilising 3rd party neighbouring land of Willow House.

Officer Comment

Revised plans were received on 16 April 2021 removing the additional bedroom. As such the property will remain as a 3 bed house and additional parking is not required and additional parking space no longer proposed.

4.0 **REPRESENTATIONS** Expired 08.04.2021

4.1 **Town Council:** Objection

- There is insufficient off-street parking provision and the scale of the development is overbearing on the amenity of the immediate neighbour

5.0 POLICY

5.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

- 5.2 Test Valley Borough Revised Local Plan (2016)(TVBRLP)
Policy SD1 – Presumption in Favour of Sustainable Development
Policy COM2 – Settlement Hierarchy
Policy E1- High Quality Development in the Borough
Policy E5 - Biodiversity
Policy LHW4 – Amenity
Policy T2 – Parking Standards

- 5.3 Supplementary Planning Document
Village Design Statement
“Look at Romsey – Area 9 Romsey Town Centre Outer Core”: Romsey Town
Design Guidance Supplementary Planning Document (January 2008)

6.0 **PLANNING CONSIDERATIONS**

- 6.1 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 provision

6.2 **Principle of development**

The sites 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.

6.3 **Character and appearance of the area**

The front elevation of the property can be seen from A3057 Greatbridge Road which abuts the application site to the east. The proposal is to replace the existing lean-to with part single part two storey rear extension. The majority of the development is located in a position such that limited public views would be possible, however an element of the two storey extension protrudes outwards to the north at first floor level which adds a contemporary dimension to the overall scheme. The materials of the extension are to be a mix of brickwork to match and timber cladding as opposed to the existing pebble dash render. Whilst it has a difference about the overall appearance of the development, it is not considered this proposal would give rise to an adverse impact to the character and appearance of the area. The proposal is in accordance with policy E1.

6.4 **Impact on amenity of neighbouring property**

The Town Council raised concern that the proposed development would be overbearing on the amenity of the immediate neighbour. The total depth of the combined single storey rear and two storey rear extension is 4.6m. The two storey element of the extension extends for just 1.6m from the existing first floor rear wall of the property. The single storey extension then extends for a further 3m along the boundary with the neighbouring property.

- 6.5 Though the first floor extension extends past the existing first floor rear wall of 102 it does not extend past the existing ground floor projection. The impact of this extension would therefore only be on the nearest existing first floor window on 102. Taking into consideration the modest depth of the proposed two storey extension and the distance the proposed flank wall is to the nearest habitable window at first floor level, it is considered that the proposal would not result in harm to the residential amenities of 102 with regards to over bearing impact, loss of sunlight, daylight or privacy and as such this element of the scheme is considered to conform with policy LHW4 of the TVBRLP.
- 6.6 The single storey element of the proposal extends out a further 3 metres from the two storey extension along the boundary with 102 and to a height of 3 metres. Taking into account the size and scale of the proposed extension, it is considered that this part of the proposal will have no detrimental impact on the amenities of adjoining properties.
- 6.7 By virtue of the size (bulk and mass) and design of the proposal, it's juxtaposition relative to neighbouring properties, and the nature of the 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, sun light, or privacy and will not have an overbearing impact. The proposal is in accordance with Policy LHW4 of the TVBRLP.
- 6.8 **Impact on ecology**
The application is supported by a bat survey report (Vesper Conservation and Ecology, December 2020). The Ecology Officer is satisfied that this represents the current conditions at the application site. 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. However to secure ecological enhancement measures proposed within the report, condition 4 has been imposed to the decision notice. The proposal is not considered to give rise to any adverse impacts on existing habitat or on-site ecology, in accordance with Policy E5 of the TVBRLP.
- 6.9 **Parking provision**
Concerns were raised due to insufficient parking provisions for a 4 bedroom dwelling and the frontage parking space could only be accessed/egressed with multiple manoeuvres either across the adjacent footpath or by utilising 3rd party neighbouring land of Willow House. Since the objections were received, amended plans have been submitted reducing the number of bedroom and thus there is no longer and increase in demand for parking.
- 6.10 The dwelling subject to this application has 3 bedrooms and one parking space can easily be provided on the driveway. The existing garage does not meet the minimum garage internal dimensions as outlined in policy T2. Therefore the garage does not constitute a parking space and so there is currently an under provision of parking at the site. The proposal does not give rise to an additional demand for car parking or result in the loss of existing car parking spaces to serve the dwelling. It is considered that, on balance, the existing parking

arrangements are sufficient to satisfy the parking standards as set out within the Local Plan. The proposal is in accordance with Policy T2.

7.0 CONCLUSION

7.1 The proposal is considered acceptable and in accordance with the policies of the TVBRLP.

8.0 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.

Drawing Number 8042/01 - Site Location Plan

Drawing Number 8042/02 - Block Plan

Drawing Number 8042/06 Rev B - Proposed Site Plan

Drawing Number 8042/07 Rev A - Proposed Floor Plan

Drawing Number 8042/08 - Proposed Elevations

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

3. The brickwork and roof tiles 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. Development shall proceed in accordance with the measures set out in Section 5.0 of the Phase 1 Bat Survey (Vesper Conservation and Ecology, December 2020). Thereafter, the proposed enhancement feature shall be permanently maintained and retained in accordance with the approved details.

Reason: To conserve and enhance biodiversity in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5.

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.
