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<b>APPLICATION NO.</b>	21/01734/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	08.06.2021
<b>APPLICANT</b>	Mr and Mrs Martin and Sarah Bloss
<b>SITE</b>	Quippini Cottage, 113 Salisbury Road, Abbots Ann Down, SP11 7BX <b>ABBOTTS ANN</b>
<b>PROPOSAL</b>	Single storey rear extension and associated alterations
<b>AMENDMENTS</b>	None
<b>CASE OFFICER</b>	Miss Emma Jones

Background paper (Local Government Act 1972 Section 100D)

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## 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 Quippini Cottage is a two storey semi-detached property located in the countryside, outside of the village of Abbots Ann.

## 3.0 PROPOSAL

3.1 Single storey rear extension and associated alterations

3.2 The proposed development would involve the removal of an existing single storey structure to the rear of the property, which was formerly an outbuilding (attached to the outbuilding at the adjacent neighbouring property), but is now attached to and integrated with the two storey rear extension at Quippini Cottage. The proposed extension would have an L shape, and would wrap around the existing two storey rear extension, infilling an existing yard area to the side. The proposed extension would have a flat roof with Victorian style rooflight windows above. The brickwork to be used in the construction of the proposed extension, and the windows to be installed, would match the existing dwelling.

## 4.0 HISTORY

4.1 17/02399/FULLN; Erection of detached carport – Permission - 17.11.2017

4.2 TVN.05433; Erection of two-storey extension and detached double garage - Permission - 10.11.1988

## 5.0 CONSULTATIONS

5.1 None.

6.0 **REPRESENTATIONS** Expired 02.07.2021

6.1 **Abbots Ann Parish Council:** No objection.

## 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 SD1 – Presumption in Favour of Sustainable Development

Policy COM2 – Settlement Hierarchy

Policy COM11 – Existing Dwellings and Ancillary Domestic buildings in the countryside

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

### 8.2 **Principle of development**

The site lies within the countryside as defined on the Inset Maps of the TVBRLP. In accordance with Policy COM2 of the TVBRLP development of the nature proposed is permissible provided the proposal complies with Policy COM11. The proposal is assessed against this policy below.

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

The development would be located in a position such that limited public views would be possible. Given the design and size of the extension and that any glimpsed views of the proposal would be seen in the context of the existing dwelling, it is considered that the proposal would not give rise to a more visually intrusive dwelling in this countryside location, with the proposed extension being subsidiary to the existing dwelling, and in keeping with the surrounding area. The proposal would comply with Policies COM2, COM11 and E1 of the TVBRLP.

### 8.4 **Impact on amenity**

The main neighbouring property to consider in respect of amenity is the attached dwelling at Pennyfarthing Cottage. The proposed extension would enclose an existing external courtyard area at Quippini Cottage, which is adjacent to the common boundary with this neighbouring property. There is currently a 1.6m high (approximately) wall along this boundary, and the existing two storey rear extension at Quippini Cottage would also already cast a shadow over the area of garden at Pennyfarthing Cottage that is located to the other side of the common boundary wall. These features would also already restrict daylight to a ground floor window at Pennyfarthing Cottage, which is also constrained by their own single storey rear extension. By virtue

of the size (bulk and mass) and design of the proposal, the nature of the intervening boundary treatments, and the presence of the existing two storey rear extension at the application site, the proposal would not give rise to any adverse impacts on the living conditions of neighbouring properties by virtue of loss of daylight, sun light, or privacy. The proposal is in accordance with Policy LHW4 of the TVBRLP.

## 9.0 **CONCLUSION**

9.1 The proposal is considered to be acceptable and in accordance with the relevant policies of the Test Valley Borough Revised Local Plan 2016.

## 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: Block Plan; 2021005/2A.  
Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **The external materials to be used in the construction of all external surfaces of the development hereby permitted (excluding the roof) 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.**

### **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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