
APPLICATION NO.	21/02000/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	02.07.2021
APPLICANT	Andreea Truta
SITE	14 Barn Piece, Chandlers Ford, SO53 4HP, VALLEY PARK
PROPOSAL	Front Porch
AMENDMENTS	
CASE OFFICER	Miss Ash James

Background paper (Local Government Act 1972 Section 100D)

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 consequences on the next-door neighbour, and disabled access difficulties”.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The property is an end of terrace dwelling, located within the settlement area of Valley Park, Chandlers Ford.

3.0 PROPOSAL

- 3.1 Erection of a porch, length 1.35m, height to eaves of 2.27m, maximum height 3.2m.

The existing canopy porch above the front door will be removed as a result of the proposal.

4.0 HISTORY

- 4.1 None relevant.

5.0 CONSULTATIONS

- 5.1 None.

6.0 REPRESENTATIONS

- 6.1 **Valley Park Parish Council:** No comment.

6.2 **Public Consultation-** The application generated 5 letters of objection. A summary of the points raised are set out below:

12 Barn Piece –

- Scale and bulk would result in loss of light and views
- Restrictive access for large deliveries and wheelchair access.
- Loss of access for maintenance,
- Concerns about building over any gas or water utilities and sewage pipes to/from no. 10.

6.3 **10 Barn Piece –**

- Concerns regarding access for wheelchair users
- Will impact the character of the area

6.4 **11 Barn Piece –**

- Property is visible from street
- Concerns relating to the obstructing the shared path. With the door opening directly onto the footpath.
- Any objects left outside would cause obstructions.
- Light for no. 12 would be reduced and the view would be onto the porch.
- Porch is oversized and contrary to the original staggered design, and will impact street scene
- Comments in relation to the drains/sewer/utilities and permissions being absent from the submission.
- Comments in relation to the construction of the proposal and the space required for construction vehicles.

6.5 **5 Barn Piece –**

- The proposal would be out of character for the rest of the estate dwellings, and would set a bad precedent.

6.6 **11 Barn Piece –**

- Would support a smaller porch

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 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
- Impact on parking provision
- Other matters

8.2 **Principle of development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

8.3 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.

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

The proposal is located to the front of the property, as such public views are possible but are considered limited to a position at the end of the cul-de-sac where the property is located. The front elevation of the property lies approximately 43.7m from the main street, and faces onto a boundary hedge that separates the private garden of the property to the north. There are other examples and designs of extensions to the front elevation of the dwelling, canopy porches and porches upon properties within Barn Piece and the wider estate. The provision of this type of porch is considered consistent with, rather than an alien feature in, the locality. The proposal will use materials to match the existing dwelling to ensure that it is in keeping with the character of the existing dwelling and the local area. Due to the modest size and nature of the proposal, and its position, it is not considered to adversely affect the character and appearance of the area, and thus accords with Policy E1 of the Test Valley Borough Council Revised Local Plan.

8.5 **Impact on amenity of neighbouring property**

Third party concerns were raised in relation to overlooking. As there are no windows proposed to the side elevation there are no concerns that the proposal will cause any additional overlooking opportunities.

8.6 Concerns were also expressed in relation to a reduction of natural light to the adjoin property. Taking into consideration the modest size and design of the proposal (projection of 1.35m from the existing front elevation, height to eaves of 2.27m) and the north facing orientation of the property, it is considered that the proposal will not have a detrimental impact on the amenities of the adjoining property. The proposal may cast some shadow on the adjoining property, however this would only be during late afternoon/evening as the majority of shadow is cast by the host dwelling and neighbouring property.

Taking into consideration the above matters, it is considered that the proposal will not have a significant detrimental impact on the amenity of neighbouring properties by way of overbearing impact, loss of daylight, or loss of sunlight, and accords with Policy LHW4 of the Test Valley Borough Council Revised Local Plan

8.7 Impact on ecology

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.

8.8 Impact on parking provision

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, in accordance with the parking standards as set out in Annex G and Policy T2 of the TVBRLP.

8.9 Other Matters

Third party concerns were received in relation to the proposal causing an obstruction for the users of the shared footpath. The submitted documentation and plans clearly demonstrate that all of the proposal will be constructed on land under the ownership of the application and will not be constructed on the shared footpath, which adjoins the site. The proposal also includes an inward opening door and is in line with an existing brick bin cupboard, which serves the adjoining property. Taking into consideration the submitted documentation and observations on site it is considered that the proposal would not result in an obstruction to the shared footpath or private access to properties, or cause any additional issues in relation to access. The pedestrian access to the neighbouring properties would still remain the same, and would be two paving slabs wide. Comments in relation to the owners' possessions currently being placed on the shared surface are not relevant to the consideration of this application and are civil matters.

8.10 Comments were also received in relation to access and maintenance of existing properties. As observed above, the proposal is located entirely on land within the ownership of the applicant. Any access or maintenance of the neighbouring bin cupboard is not affected by the proposal and future access to build or maintain the proposed extension would be a civil matter to be resolved between respective land owners.

8.11 Finally, concerns have been raised in relation to the drains/sewer/utilities. Such matters are considerations under Building Control Regulations or by subsequent reference to the Service provider, as such, this not considered a planning consideration. Comments in relation to the construction of the proposal and the space required for construction vehicles is obviously a concern for local residents. However, an element of disturbance during the construction phase of development is inevitable. The proposal is a very minor project and is likely to involve only a limited number of construction workers. Due to the size and complexity of the proposal a requirement to submit a construction management plan would be unnecessary.

The existing parking arrangements within the vicinity of the property would be sufficient to accommodate the workers and materials and equipment could be adequately stored on land within the ownership of the applicant, without detriment to the amenity of neighbouring property or highway safety.

9.0 CONCLUSION

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

10.0 RECOMMENDATION

PERMISSION subject to conditions:

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 *AT/2021/01, AT/2021/02, AT/2021/03, Site Location Plan – Received 02.07.2021 and Block Plan Received 05.07.2021.*
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 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.