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<b>APPLICATION NO.</b>	20/03096/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	08.12.2020
<b>APPLICANT</b>	Mrs Alison Johnston And Mr Ian Newnham
<b>SITE</b>	Hillside View , Horsebridge Road, Kings Somborne, SO20 6PT, <b>KINGS SOMBORNE</b>
<b>PROPOSAL</b>	Single storey front extension and two storey rear extension plus oak veranda and oak pergola, Roof tiles changed to slate
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Mr Gregory Anderson

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 in accordance with the Member and Officer Interests Protocol.

## 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Hillside View is a two-storey detached dwelling located among a cluster of dwellings along Horsebridge Road, Kings Somborne. The dwelling is located within the countryside as defined in the inset maps of the Test Valley Revised Local Plan 2016.

## 3.0 PROPOSAL

- 3.1 Single storey front extension and two storey rear extension plus oak veranda and oak pergola, Roof tiles changed to slate

## 4.0 HISTORY

- 4.1 TVS.06999 – Erection of two-storey side extension, providing sitting room on the ground floor and bedroom on the first floor.  
Permission granted – 15.10.1992

## 5.0 CONSULTATIONS

**Ecology** – Comments not yet received at time of writing following receipt of updated Bat Emergence and Re-entry Surveys (Arbtech July, 2021). These will be provided as an update prior to the meeting.

- 6.0 **REPRESENTATIONS** Expired 15.01.2021  
**Kings Somborne Parish Council** – Support

## 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 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 E5 – Biodiversity

Policy LHW4 – Amenity

Policy T2 – Parking Standards

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- The principle of development
- The impact on the character and appearance of the area
- Ecology
- Impact on neighbour amenity
- Parking

### 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 site is located in the countryside as defined by the Inset Maps of the Test Valley Borough Revised Local Plan 2016. In accordance with policy COM2 of the Revised Local Plan, development outside the boundaries of settlements in the hierarchy will only be permitted if it is appropriate in the countryside as set out in Revised Local Plan policy COM8-COM14, LE10, LE16-18 or it is essential for the proposal to be located in the countryside.

Policy COM11 of the TVBRLP allows for the extension of existing dwellings or the creation and extension of ancillary domestic buildings in the countryside provided that:

- a) It is not used for any purpose other than the incidental enjoyment of the existing dwelling or as a residential annexe to the dwelling;
- b) The size and design of the proposal would not be more visually intrusive in the landscape; and
- c) The design of the proposal is in keeping with the existing dwelling.

The development is assessed against this criteria below.

**8.4 The impact on the character and appearance of the area**

The single storey front extension will be well screened from the road and public views due to vegetation present along the side of Horsebridge Road to the front boundary of the property. The extension will use materials to match the existing dwelling and is of an appropriate size, design and scale. As such this extension is considered to have no adverse impact on the character and appearance of the area.

**8.5** The two storey rear extension will replace an already existing single storey extension. This extension will be slightly more visible from the road however this is only when viewed when approaching from the west along Horsebridge Road. Other long distance views would be limited due to screening present along the road and in the garden. This two storey extension is considered to be of an appropriate size to the existing dwelling and is clearly subsidiary to the original building so will not dominate in scale. The use of materials to match ensures the extension will be in keeping with the existing dwelling and due to its positioning behind the existing dwellinghouse it is considered the proposal will not result in the dwelling becoming more visually intrusive in the landscape.

**8.6** The proposed oak pergola and veranda are considered to have a neutral impact on the character of the surrounding area as they will be screened from public views by the existing dwelling. When looking at Hillside View and the neighbouring properties it is not considered that the three of them share a distinctive similar style and as such the replacement of the existing roof tiles with slate is not considered to have an adverse impact on the character of the area.

**8.7** For the reasons set out above the development is considered to be appropriate in terms of scale, materials and design to the existing dwelling and will integrate, respect and complement the character of the area in accordance with Policy E1 and Policy COM11 of the TVBRP.

**8.8 Ecology**

This application is supported by a full bat survey and mitigation strategy (Arbtech, July 2021). The survey work confirmed bats are present under the roof tiles of the building and suggests appropriate mitigation measures. A European Protected Species (EPS) licence will therefore need to be obtained from Natural England prior to the commencement of works. Based on the information provided it is considered an EPS licence is likely to be granted however a formal consultation response has not yet been received from the ecologist, this will be provided as an update prior to the meeting.

**8.9 Impact on neighbour amenity**

Hillside View has two neighbouring properties, 7 Horsebridge Road to the west and Meadow View to the east. Due to the detached nature of the dwellings, the size of the plots on which they are set and the intervening boundary treatments between them, it is considered the proposals will have no impact upon neighbouring properties in terms of a loss of privacy from overlooking, or a change in the levels of sunlight and daylight received by them. The proposal is in accordance with Policy LHW4.

## 8.10 **Parking**

The two-storey rear extension will result in the formation of an extra bedroom. In accordance with Annex G of Policy T2 of the TVBRLP, 4 bedroom units must provide 3 on-site car parking spaces. The parking area to the side of the property is more than sufficient enough to provide this and as such the proposal is considered to be in accordance with Policy T2.

## 9.0 **CONCLUSION**

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

## 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:**

- **Site Location Plan and Block Plan - 19-1322 PL01**
- **Existing Plans and Elevations - 19-1322 PL02**
- **Proposed Plans and Elevations - 19-1322 PL03**

**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 be in accordance with the details specified on the application form and approved plans.**

**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 4.0 'Conclusions, Impacts and Recommendations' of the Hillside View, Horsebridge Road, Kings Somborne, Bat Emergence and Re-entry Surveys (Arbtech, July 2021), unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details.**

**Reason: to ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.**

**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.**