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<b>APPLICATION NO.</b>	21/02530/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	27.08.2021
<b>APPLICANT</b>	Mr and Mrs Davidson
<b>SITE</b>	20 The Harrage, Romsey, SO51 8AE, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Single storey side extension
<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 at the request of a member.

## 2.0 HISTORY

2.1 **TVS.02921** - Erection of front and rear porches. Permission subject to conditions - 04/03/80.

2.2 **TVS.07030** - Extension to summerhouse and store with the erection of linking conservatory. Permission subject to conditions - 12.01.1993

## 3.0 CONSULTATIONS

3.1 **TVBC Trees** – No objection (subject to conditions)

4.0 **REPRESENTATIONS** Expired 22.09.2021

4.1 **Romsey Town Council** – Objection

- Goes beyond current building line. Detriment to design and character of estate. To allow this would set a precedent for others.

### **3 The Harrage** – Support

- This is to confirm that, as near neighbours, we fully support this application. We feel it is appropriate and in keeping with other properties in the area.

## 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 E2 – Protect, Conserve and Enhance the Landscape Character of the Borough  
Policy E5 – Biodiversity  
Policy LHW4 – Amenity  
Policy T2 – Parking Standards

5.3 Supplementary Planning Document

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 trees
- Impact on ecology
- Impact on 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 **Impact on the character and appearance of the area**

The development comprises a single storey side extension to the east elevation of the dwelling for use as a utility/porch area. The comments of the Town Council are noted however it is not considered the proposal will be detrimental to the design and character of the surrounding area for the following reasons. While public views of the development would be possible, the extension is set back from the highway and partially screened by the trees present in the area. The extension does extend beyond the current building line however it is considered to be of an appropriate size and design in relation to the existing dwellinghouse and with other similar examples of side extensions present within the street scene (No.8 and No.10) it is considered the development would integrate and respect the character of the area. Any glimpsed views of the proposal would be seen in the context of the existing dwelling and in this respect the proposal would not adversely affect the character and appearance of the area, in compliance with Policies COM2 and E1 of the TVBRLP.

6.4 **Impact on amenity of neighbouring property**

By virtue of the size (bulk and mass) and design of the proposal, it's juxtaposition relative to neighbouring property, 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/property by virtue of loss of daylight, sun light, or privacy. The proposal is in accordance with Policy LHW4 of the TVBRLP.

6.5 **Impact on trees**

TPO.TVBC.980 protects the Birch trees and the Magnolia close to the house along with many other trees in The Harrage.

6.6 The application is supported by an arboricultural impact assessment and tree protection measure which sets out how the trees will be protected during the development. There will be little impact to the retained trees from this proposal if all works are undertaken in accordance with the arboricultural information. It is shown that the 'stepping stone' path to the side of the house is to be retained and be the access path to the new extension. Due to this passing through the RPA of T2 Birch if this is to be upgraded at any point to a more substantial path it must be undertaken in a 'tree friendly' way as not to damage the roots and rooting area of the tree. It would be advisable to gain advice from a suitably qualified arboriculturalist if this path is to be upgraded in the future.

6.7 It is noted that T1 Birch is proposed to be felled due to its declining health, no objection is raised to this, but a replacement planting condition is attached to the permission to ensure continuation of tree cover in the area. Although the arboricultural information has stated two different tree types for replacement planting in this instance a like for like replacement is considered the most appropriate.ie – Silver Birch.

6.8 Subject to conditions for the development to be undertaken in accordance with the provisions set out within the Genesis Design Studio Arboricultural Impact Statement and Tree protection plan reference KTML29421 and a replacement Silver Birch tree to be planted following the felling of T1 Birch hereby permitted, the development is considered to have no adverse impact on trees in accordance with Policy E2 of the TVBRLP.

6.9 **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.

6.10 **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.

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, numbers:

8111/P01

8111/P05

8111/P06

8111/P07

Tree Protection Plan

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. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Genesis Design Studio Arboricultural Impact Statement and Tree protection plan reference KTML29421 dated August 2021.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

5. Within the first planting season following the felling of T1 Birch hereby permitted, a replacement Birch tree, of standard nursery stock size or larger, shall be planted in a location as close as reasonably possible to the stump of T1 as possible.

Reason: In the interests of amenity and the appearance of the locality in accordance with E2 within the Test Valley Borough Revised Local Plan.

6. If any tree planted in discharge of the previous condition, within a period of five years from the date of planting, (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted in the same place, or as may be agreed in writing with the Local Planning Authority.

Reason: In order to perpetuate the level of tree cover of the area.

**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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