
APPLICATION NO.	21/01527/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	20.05.2021
APPLICANT	Clare Cooper
SITE	91-93 Bath House, Middlebridge Street, Romsey, SO51 8HJ, ROMSEY TOWN
PROPOSAL	Removal of existing rear conservatory and lean-to structure, rear garden room extension and internal alterations
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 “because it raises issues of more than local public interest.”

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Bath House is a Grade II Listed Building, which lies within Romsey Conservation Area.

3.0 PROPOSAL

- 3.1 Removal of existing rear conservatory and lean-to structure, rear garden room extension and internal alterations

4.0 HISTORY

- 4.1 None Relevant.

5.0 CONSULTATIONS

- 5.1 **Conservation:** No objection, subject to conditions

6.0 REPRESENTATIONS Expired 01.10.2021

6.1 Romsey Town Council: Objection

- The high mass of the proposed flank wall poses a significant visual imposition on the amenity of the neighbouring property

6.2 87-89 Middlebridge Street: Objection (received 14.06.2021, no further comments received for amended drawings)

- Impact of size and reduction of light
- Not accurate sketch of no. 87-89
- Toilet window closer to the boundary, would like reduction in total length of the extension

- Request information of the extent of foundation excavation measures taken to preserve the boundary wall and rectify disturbance on side of 87-89 Middlebridge St

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 E1- High Quality Development in the Borough

Policy E5 – Biodiversity

Policy E9 – Heritage

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 Heritage
- Impact on ecology
- Impact on parking provision
- Other Matters

8.2 **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.

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

The development is located in a position such that limited public views would be possible. 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.

8.4 **Impact on amenity of neighbouring property**

The existing conservatory to be demolished measures 2.3 (to eaves) with a maximum height of 3.4m, there is a lean to along the boundary which includes a 4.3m high sloping roof. The proposed single storey rear extension proposes a 2.8m high flat roof with sloping roof lantern to the neighbouring boundary, the overall height for the proposed lantern is 3.5m. Third party concerns were received in relation to the proposed extension reducing light to the neighbouring property. The proposal is has a separation distance of

approximately 1.6m away from the neighbouring dwelling. Revised drawings were received to reduce the length of the lanterns. Giving consideration to the height of the existing structures to be replaced by the proposal and the North-West orientation of the properties, the design of the proposal, its juxtaposition relative to neighbouring property, and the nature of the intervening boundary treatment the proposal would not give rise to a detrimental adverse impact 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.

8.5 **Impact on Heritage**

In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon decision makers to have special regard to the desirability of preserving listed building or its setting. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 goes on to state that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

8.6 The NPPF advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 193 of the Framework states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation.

8.7 Policy E9 of the Test Valley Borough Council Revised Local Plan sets out that development affecting heritage assets will be permitted provided that:

- a) *it would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance or setting; and*
- b) *the significance of the heritage asset has informed the proposal through an assessment proportionate to its importance*

8.8 The property is a Grade II Listed Building situated within Romsey Conservation Area. Due to its location to the rear of the property, it is considered the proposed development would not be visually prominent within the conservation area, in addition to the modest form, design and appearance of the proposal, the development will have a neutral impact on the heritage assets and will in no way cause harm to the character, appearance, or significance of the Conservation Area or the character or significance of the listed building. As such, the proposal would accord to Policy E9 of the Test Valley Borough Council Revised Local Plan.

8.9 **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.

8.10 **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.

8.11 **Other Matters**

Third party comments were received in relation to the indicative sketch not showing a window at ground floor level for No. 87-89 Middlebridge Street. The sketch is to illustrate the proposal further and as is not required to show all elements of neighbouring properties. A site visit has been conducted by the case officer to check the impact of the proposal in relation to neighbouring properties.

8.12 Third party comments in relation to the details of the excavation are noted, however the application form states that the proposed development is proposed solely within the ownership of the applicant, and thus would not impact the location of any neighbouring garden

8.13 Third party concerns relating the structure of the proposed development will be dealt with by Building Control Regulations, as such, this not considered a planning consideration.

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:

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 PL001, PL002, PL003, PL004 PL005, PL006, PL007, PL008 B, PL009 B, PL010 B, PL011 B, PL012 C, PL013 B, PL014 B, PL015 B, PL016 A, PL017, PL018 B and PL019**
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **No development shall commence until large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.

- 4. No demolition (including increasing openings) shall take place until a method statement has been submitted to and approved in writing by the Local Planning Authority detailing the methods for the demolition. The works shall be carried out in accordance with the approved details.**
Reason: To ensure adequate safeguards are in place to protect the structure and the works are of a standard appropriate to sustain the significance of the a listed building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9
- 5. Prior to being planted, details of the proposed Sedum Mix is to submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.
- 6. No development shall take place until full samples and details of the proposed materials are first submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.
- 7. The extension hereby approved shall not be erected until full details, including scale drawings, of the junction between the proposed extension and the rear elevation of the host building have submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.

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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