
APPLICATION NO.	21/02993/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	13.10.2021
APPLICANT	Mr Huw Rouse
SITE	1 Kingston Close, Andover, SP10 2UN, ANDOVER TOWN (MILLWAY)
PROPOSAL	Replace conservatory with a single storey brick/tile extension
AMENDMENTS	None
CASE OFFICER	Mrs Fay Smiles

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 This application is referred to Northern Area Planning Committee due to Officer interest.

1.2 The proposal is retrospective.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The site is situated within a residential close and is the end property in a row of four terraced houses. The site benefits from off-road parking for two cars and an attached double garage. The frontage to the property is landscaped and includes a pedestrian access to the property.

3.0 PROPOSAL

3.1 Planning permission is sought for the retention of a single storey brick and tile extension which replaced a conservatory on the rear elevation of 1 Kingston Close. The extension has a monopitch roof and measures 2.9m in depth, 4.45m in width, 3.6m in height to the pitch and 2.6m to the eaves.

3.2 The bricks and roof tiles used match the existing dwelling. Two Velux windows have been inserted into the roof with dark grey frames to match the colour of the roof tiles. White bi-fold aluminium doors have been constructed on the rear elevation of the extension. The extension provides an extended kitchen area.

4.0 HISTORY

4.1 None relevant.

5.0 CONSULTATIONS

5.1 None.

6.0 **REPRESENTATIONS** Expired 09.11.2021

6.1 **Andover Town 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)

COM2 – Settlement hierarchy

E1 – High quality development in the Borough

LHW4 – Amenity

T2 – Parking standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on character and appearance of the area
- Amenity
- Parking

8.2 **Principle of development**

The site lies within the settlement boundary of Andover, as identified on Inset Map 1 of the TVBRLP. Policy COM2 states that development within settlement boundaries will be permitted subject to accordance with other policies in the TVBRLP.

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

The proposal is for a single storey rear extension. Public views of the proposal are not possible due to the intervening built form and boundary treatment surrounding the application site. Materials proposed are to match existing and the extension would be subservient to the host property. It is considered that the proposal has been designed to complement the existing dwelling through the use of matching materials and in its subservient building style.

8.4 It is considered that the proposal would integrate, respect and complement the character of the area in accordance with policy E1 of the TVBRLP.

8.5 **Amenity**

The extension is situated on the same footprint as the former conservatory and has the same width and depth. The extension is approximately 0.2m from the 1.8m high boundary fence with the attached neighbour, No. 3 Kingston Close. The monopitch roof measures 3.6m at the ridge and 2.6m at the eaves.

8.6 It is considered that the limited size and single storey form of the extension would be sufficient to ensure that the proposal is not overbearing to the attached neighbour, No. 3 Kingston Close. No windows are proposed on the side elevation facing No.3 Kingston Close and views into the Velux windows from the bedroom window at No.3 would be oblique and infrequent. The extension is only 0.6m higher at the pitch and 0.2m at the eaves than the conservatory it has replaced. It is considered that the extension would not result in daylight and sunlight being significantly worse than the existing to

reduce levels to below what would be considered acceptable. The proposal thereby complies with LHW4 of the TVBRLP.

8.7 Parking

The proposal does not result in an increase in the number of bedrooms or changes to the existing parking arrangements on site to accommodate the development. The proposal thereby complies with Policy T2 and Annex G of the TVBRLP.

9.0 CONCLUSION

9.1 The proposal is within settlement and is considered to protect, conserve and enhance the character and appearance of the area. The single storey nature of the proposal would ensure that daylight and sunlight levels for neighbouring properties would not fall below acceptable levels. No windows are proposed on the side elevations of the extension that would result in privacy concerns and no changes to the parking arrangements are proposed. The proposal complies with policies COM2, E1, LHW4 and T2 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 PLA002 and PLA003 submitted 12.10.2021
Reason: For the avoidance of doubt and in the interests of proper planning.**

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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