
APPLICATION NO.	22/00082/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	12.01.2022
APPLICANT	Mr And Mrs Wayne Owen
SITE	6 Manor Road, Andover, SP10 3JS ANDOVER TOWN (HARROWAY)
PROPOSAL	Single storey side and rear extensions to replace existing
AMENDMENTS	None
CASE OFFICER	Gillian Wheeler

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 This application is to be determined at Northern Area Planning Committee due to staff interest.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site consists of a two storey detached dwelling of brick and tile construction, rendered at first floor, located on a residential road. There is an existing single storey side extension visible from the road that would be replaced. It has a flat roof and is constructed of timber which is stained black.

3.0 PROPOSAL

3.1 The application seeks permission for the erection of single storey side and rear extensions following the removal of the existing side and rear extensions. The pitched roof of the side extension would be constructed of artificial slate to match the host dwelling, and the walls would be constructed of matching facebrick. The additional living space would provide a snug/TV room, a study, a utility room and a kitchen/dining room.

4.0 HISTORY

4.1 None relevant.

5.0 CONSULTATIONS

5.1 None.

6.0 REPRESENTATIONS Expired 04.02.2022

6.1 **Andover Town Council:** Comment

Insufficient information on number of parking spaces. Officers to check.

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

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 the occupants of neighbouring property
- Impact on parking provision

8.2 **Principle of development**

The site lies within the Andover settlement boundary as defined on the Inset Maps of the TVBRLP. In accordance with Policy COM2 of the TVBRLP development is permitted provided that the proposal is appropriate to the other policies of the Revised Local Plan. The proposal is assessed against the relevant policies below.

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

Policy E1 of the TVBRLP states that development will be permitted if it integrates, respects and complements the character of the area in which the development is permitted, in terms of layout, appearance, scale, materials and building styles.

8.4 It is apparent from the street scene that many properties in the area have erected front and side extensions of varying designs. The application property already has side and rear extensions which would be replaced as part of the proposals. A similar pitched roof design to that proposed on the front section of the side extension can be seen on Loxley, Manor Road, approximately 60 metres to the south west.

8.5 The front of the side elevation would be visible from the highway. It is considered that the proposed side extension, constructed of materials to match the existing dwelling, and with a pitched roof at the front, would be an improvement on the design and materials of the existing side extension to be replaced. Therefore the proposed side extension would integrate with the street scene and respect and complement the character of the area.

8.6 The rear extension is located in a position such that no public views would be possible. In these respects, the proposed extensions would not adversely affect the character and appearance of the area, in compliance with policies COM2 and E1 of the TVBRLP.

8.7 **Impact on amenity of neighbouring property**

Policy LHW4 of the TVBRLP states that development will be permitted provided that it provides for the privacy and amenity of its occupants and those of neighbouring properties, and provided that it does not reduce the levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels.

8.8 There are no proposed openings in the side extension facing number 4 Manor Road which has the closest boundary to the proposed extensions. However, the addition of a pitched roof to the front section of the side extension would increase the height from the existing 2.5 metre extension up to 4.25 metres to the top of the ridge, which would taper down to 2.8 metres.

8.9 The area of land to the side of number 4 Manor Close that would be adjacent to this larger front section of the proposed side elevation is a gravelled area used for the parking of vehicles, and the proposed increase in height would not therefore have an adverse impact on their outside amenity space from loss of privacy, sunlight or outlook. Due to the orientation of the dwellings, any additional shadow caused by the extensions would fall over the host dwelling itself.

8.10 By virtue of the size (bulk and mass) and design of the proposal, its juxtaposition relative to neighbouring properties, the location of the windows 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 by virtue of loss of daylight, sun light or privacy. The proposal is therefore in accordance with Policy LHW4 of the TVBRLP.

8.11 **Impact on parking provision**

Andover Town Council have raised concerns regarding the level of parking demonstrated. 6 Manor Road is a 3 bedroom dwelling. Annex G of the TVBRLP states that a 3 bedroom dwelling should provide 2 parking spaces within its curtilage, which has been demonstrated on the submitted site plan.

8.12 However, 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.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with Policies SD1, COM2, E1 and LHW4 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:**

Existing and Proposed Floor Plans and Elevations and Site Layouts, drawing number 1081/05, dated January 2022 and submitted 12.01.22

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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