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<b>APPLICATION NO.</b>	22/00304/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	08.02.2022
<b>APPLICANT</b>	Mr Malcolm Eames
<b>SITE</b>	32 and 33 Catmint Close, Chandlers Ford, SO53 4NT, <b>VALLEY PARK</b>
<b>PROPOSAL</b>	Erection of 1.8m high fence and change of use of land from amenity to residential garden
<b>AMENDMENTS</b>	None
<b>CASE OFFICER</b>	Mr Nathan Glasgow

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 Catmint Close is a high-density close located in the north-west of Valley Park, accessed from Sky's Wood Road. The dwellings, which are the subject of this application (32 and 33), are a semi-detached pair at the far end (south) of the close.

## 3.0 PROPOSAL

3.1 Erection of 1.8m high fence and change of use of land from amenity to residential garden.

3.2 The area of land to be incorporated into the residential gardens of 32 and 33 Catmint Close is a narrow, diagonal strip, directly south of both properties. There would be an increase in garden sizes of approximately 5.5m<sup>2</sup> at no.32 and 4.5m<sup>2</sup> at no.33.

## 4.0 HISTORY

4.1 No relevant planning history

## 5.0 CONSULTATIONS

5.1 None

6.0 **REPRESENTATIONS** Expired 03.03.2022

6.1 **Valley Park Parish Council** – No comment

## 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)

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

LHW4: Amenity

T1: Managing Movement

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
- Impact on neighbouring amenity
- Impact on the highway network

### 8.2 Principle of development

The application site is located within the settlement boundary of Valley Park as defined by the Inset Maps of the Revised Local Plan. Development within the settlement is considered to be acceptable in principle under Policy COM2, provided it is compliant with other relevant planning policy.

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

The proposal seeks to change the use of a small parcel of land which is in the ownership of the occupants at both 32 and 33 Catmint Close; this will include the realignment of the boundary fence to the south (rear). The area of land that is subject to this change of use is a small strip of overgrown grass that runs along the rear of the two application dwellings, and 24 Barn Piece, to the south (both the dwelling and its detached garage). The area is unkempt and does not provide any positive visual amenity to the character of the area, furthermore the new boundary fence along the rear would not result in harm to the character and appearance of the area. It is considered that the proposal would have a neutral impact upon the character and appearance of the area and as such accords with policies E1 and E2 of the Revised Local Plan.

### 8.4 Impact on neighbouring amenity

The proposed development would not result in additional levels of overlooking or any loss of privacy to neighbouring properties. The new boundary fence would be in closer proximity to the detached garage at 24 Barn Piece, but the change of use and installation of the fence would result in no significant loss of sunlight or daylight into habitable rooms or the garden of this property. Taking the above into consideration there is not considered to be any loss of amenity to neighbouring properties. The proposal accords with Policy LHW4 of the Revised Local Plan.

### 8.5 Impact on highway network

The existing strip of land to the south of the two application dwellings is not a public right of way and does not act as a formal access route for pedestrians. Nonetheless, the change of use of part of this land would not be to the detriment of pedestrians, vehicle users and would not result in a loss of parking space or demand for additional parking. The proposal therefore accords with Policies T1 and T2 of the Revised Local Plan.

9.0 **CONCLUSION**

9.1 The proposal is considered to accord with the policies of the Test Valley Borough 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/numbers:

- Location Plan
- Block Plan
- Proposed Elevation

**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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