
APPLICATION NO.	21/03213/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	29.11.2021
APPLICANT	Mrs Vivienne White
SITE	100 Rownhams Road, North Baddesley, SO52 9EU, NORTH BADDESLEY
PROPOSAL	Roof extension and remodelling of internal layout, installation of attic-floor to create 2 additional bedrooms
AMENDMENTS	Amended plans received 24.01.2022 to amend design - to reduce the impact on the flank wall of the neighbouring side, with all windows (except for WC) on Western side to be fixed with obscured glazing, WC to be obscured glazing
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 “it has a significant impact on the immediate neighbour and is of a wider public interest”

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The property is a detached bungalow, with flat roof side extension and garage, on a corner plot, located within the settlement area of North Baddesley

3.0 PROPOSAL

- 3.1 The proposal comprises of a single storey side extension to provide WC and additional living space at ground floor, and a roof extension and roof lights to provide first floor accommodation, and remodelling of internal layout,

4.0 HISTORY

- 4.1 20/03263/FULLS - Proposed roof extension over existing dwelling flat roofs including remodelling of internal layout and new attic-floor to create a larger 4-Bedroom dwelling – Refused 30.04.2021:

“The proposals would have an adverse impact in terms of both over bearing and loss of day light on the amenities and living conditions of the occupiers of this neighbouring dwelling, contrary to Policy LHW4 (c) of the Test Valley Borough Revised Local Plan (2016).”

5.0 CONSULTATIONS

5.1 **Highways:** No Objection

5.2 **Ecology:** No Objection subject to conditions

6.0 **REPRESENTATIONS** Expired 09.02.2022

6.1 **North Baddesley Parish Council:** Objection

- Roof lights overlooking neighbour

6.2 **102 Rownhams Lane (4 x objections summarised):**

Original plans (2x objections)

- Previous application had 2 roof lights proposed now is 6
- BRE report confirms loss of natural light to kitchen/diner
- Light will be reduced as too close to boundary

Amended plans (2x objections)

- roof light remains at a total of 6
- the plans do not show WC window to be fixed only obscure glaze
- Concerned about foundation works

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 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 ecology
- Impact on parking provision

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 existing bungalow is of unique design and character in comparison to the neighbouring properties on Rownhams Road. The existing property is a modest bungalow with simple pitched roof on the principal dwelling, and a flat roof single storey garage to the side. All other neighbouring bungalows have hipped roofs, some are consistent in design and others have been altered to provide accommodation within the roof. Furthermore, immediately to the North East and South East of the site are two storey dwellings. The application site is therefore experienced differently to the other properties on Rownhams Road.

8.4 The application seeks to provide a projecting gable roof, with a ridge at a similar height to that of the neighbouring property, 102 Rownhams Road, so as not to dominate the existing dwelling, neighbouring properties, or adversely affect the character or appearance of the area. In this respect the proposal relates well to the varied nature and appearance of the existing street scene.

8.5 Whilst the proposal would be visible from Rownhams Road, it would use materials to match the existing dwelling so as to ensure it is in keeping with the host dwelling. The proposed design is considered to be high quality and relates well to the existing dwelling and neighbouring properties. For these reasons, it is considered that the proposed additions and alterations will not have a detrimental impact on the character or appearance of the immediate area, in accordance with Policy E1 of the Test Valley Borough Council Revised Local Plan.

8.6 Impact on amenity of neighbouring property

Following third party objections, amended plans were received which further reduced the flank wall adjoining 102 Rownhams Lane. The proposal now results in the eaves height being 1.6m which is 0.9m lower than the existing flat garage roof, the roof will then slope away from the neighbouring property to a ridge height of 5.9m. A shade diagram has concluded that no overshadowing would be cast by the proposal to the neighbouring properties. Due to the orientation of the plot, any light lost to 102 Rownhams Road on the windows facing 100 Rownhams Road is already cast by the existing dwelling of 102 Rownhams Road.

8.7 The proposal does include windows to serve habitable rooms within the new roof space. The South-West elevation, proposes rooflights, to facilitate a bed room, stairway, lounge, and downstairs WC. All rooflights are proposed to be fixed with obscured glass, with the exception of the ground floor WC. Following the revised drawings, whilst third party comments were received in relation to the WC roof light, it is not considered that restricting this window to be fixed shut would be necessary, due to its position towards the front of the dwelling and its high level nature as shown on section plan P2 07B. As such, given the high level positioning and location of the proposed roof lights, it is considered that they would not result in any overlooking or perceived overlooking to the detriment of the amenities of neighbouring properties.

- 8.8 Third party comments were received in relation to the BRE report and are noted. A revised design has been submitted as part of this application, which is not considered within the BRE report. As set out in paragraph 8.4 above, A shade diagram has been undertaken and this concluded that no overshadowing would be cast by the proposal to the neighbouring properties.
- 8.9 For the reasons outlined above, it is considered that due to the modest height of the proposal and the roof design, it is unlikely that the proposal would have a detrimental adverse effect on neighbouring amenity or living conditions, such as overbearing impact, loss of daylight or loss of sunlight. Therefore, the proposal is in compliance with policy LHW4 of the Test Valley Borough Council Revised Local Plan.
- 8.10 **Impact on ecology**
The proposal is not considered to give rise to any adverse impacts on existing habitat or on-site ecology, a condition has been included to ensure development proceeds in accordance with the measures set out in Section 5.0 'Assessment of Ecological Effects And Mitigation/Compensation/ Enhancement Measures' of the Ecological Impact Assessment (ECOSA Ltd, February 2021). in accordance with Policy E5 of the TVBRLP.
- 8.11 **Impact on parking provision**
Whilst the proposal includes the removal of a garage, there is sufficient off-street car parking on the proposed driveway for of the required minimum of 3 cars, in accordance with the required number of spaces for a 4 bedroom property as indicated within Policy T2 Annex G. A condition has been included to ensure that sufficient parking is provided for the property and retained at all times for this purpose, and to ensure the proposal conforms with Policy T2 Annex G
- 8.12 **Other Matters**
Third party concerns were received in relation to footings and foundation works and are noted. The development is proposed solely within the ownership of the applicant, as confirmed by the ownership certificate completed with the application form. Foundation works and footings will be dealt with by Building Control Regulations, as such, this not considered to be 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 P01, P07B, P05B, P06B, P08B, P09A, P10A, and P11A**
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 as specified on the application form and the 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. Development shall proceed in accordance with the measures set out in Section 5.0 'Assessment of Ecological Effects And Mitigation/Compensation/ Enhancement Measures' of the Ecological Impact Assessment (ECOSA Ltd, February 2021). Thereafter, the enhancements shall be permanently maintained and retained in accordance with the approved details.**
Reason: To conserve and enhance biodiversity in accordance with policy E5 of the Test Valley Revised Local Plan DPD
- 5. Prior to the occupation the development hereby approved, the windows identified on drawing P02 B, on the South-West elevation, shall be obscured glazing and retained as such in perpetuity.**
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.
- 6. The development hereby approved shall not be occupied or brought into use until the parking layout as shown on plan P10A, have been provided in accordance with the approved plans. The area of land so provided shall be retained at all times for this purpose.**
Reason: To ensure sufficient off-street parking has been provided in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T2 and in the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

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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