
APPLICATION NO.	22/01722/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	01.07.2022
APPLICANT	Mrs Carol Rickman
SITE	2 Grays Close, Romsey, Hampshire, SO51 5PG, ROMSEY TOWN
PROPOSAL	Single storey rear extension, loft conversion, garage conversion with rear dormer and associated alterations
AMENDMENTS	None
CASE OFFICER	Sacha Coen

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 at the request of a local member because the application raises issues of more than local public interest.

2.0 HISTORY

2.1 None relevant.

3.0 CONSULTATIONS

3.1 Ecology- No objection subject to advisory note.

4.0 REPRESENTATIONS Expired 23.07.2022

4.1 **Romsey Extra and Romsey Town Council:** Objection- The Dormer is excessive and the overall design is detrimental to the appearance of the area and the purposes the houses as originally built.

4.2 **6 x letters** objecting to the proposals summarised as follows:

- This is an area of 9 small 1 bedroom bungalows which are suitable for retirement purposes.
- New developments do not provide for this type of accommodation and should remain as it currently is.
- The design of the proposed dormer window is as poor and will be detrimental to the appearance of the area and could set a precedent for such development in the future.
- The parking area to the front will look out of place in the street.
- The changes to the garage might have a detrimental effect on the integrity of the entire block of garages attached to it.
- The parking arrangement and hardstanding affect drainage.

- The change in parking arrangement may impact on the limited parking spaces available for visitors.
- There is no access to the rear of No2 other than a private driveway to 7 garages. This is not suitable for contractor's vehicles
- Noise, dust and disturbance would be very stressful and completely unacceptable.
- Detrimental effect on the residents of No.4 who will have their garden completely overlooked.
- The morning sun currently enjoyed by number 4 will be obscured in all but high summer but the proposed structure

5.0 **POLICY**

5.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

5.2 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

Policy T2 – Parking Standards

5.3 Supplementary Planning Document

“Look at Romsey – Area 4 Tadburn Gardens.”: Romsey Town Design Guidance
Supplementary Planning Document (January 2008)

6.0 **PLANNING CONSIDERATIONS**

6.1 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

6.2 **Principle of development**

The site 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.

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

The proposed loft conversion includes the provision of a flat roof ‘box’ dormer window that would take up the majority of the rear roof slope, a rooflight is also proposed on the front elevation. Such a large dormer window is not encouraged in design terms as they tend to overwhelm the roof of the existing dwelling making it appear ‘top-heavy’ resulting in a dwelling being out of proportion. Such

dormers are generally considered to be an unattractive addition to a dwelling due to their scale and design and would not be acceptable on a roof slope that is clearly visible from the public domain or in a sensitive location such as a conservation area.

- 6.4 In this instance, the proposed dormer window would not be an attractive addition to the dwelling and would harm its overall appearance and the continuity in the design of the other simple bungalows in the immediate street scene. Furthermore, the development is located in a position such that public views would be possible. In this respect the proposal would adversely affect the character and appearance of the area and thus be in conflict with policy E1 of the TVBRLP. However, this harm has to be balanced against other material planning considerations which are discussed below.
- 6.5 With regards to the rear extension- This 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.
- 6.6 The area of land to the front of the property is already hardstanding. Therefore the provision of parking on it is already possible and its use for the parking of vehicles would not result in harm to the character and appearance of the area. Though the drop kerb does not currently extend the full width of the property frontage, this hardstanding could currently be used for the parking of a vehicle. The formalisation of this area for the parking of vehicles would have a neutral impact on the character and appearance of the areas and thus comply with Policy E1.
- 6.7 With regards to the garage conversion- this will result in an external change and thus change the visual appearance of the property as the existing garage door will be removed and replaced with brick work and a window. Though clearly at odds with the visual appearance of the other similarly designed properties, the proposed works are again permitted development. Though different in visual appearance to the existing character of the property it is considered that the use of materials to match the existing property will result in this element of the proposal having a neutral impact on the character and appearance of the area and therefore comply with Policy E1.
- 6.8 Fall-back position
The existing dwelling benefits from permitted development rights relating to roof extensions and other roof alterations (Class B & Class C, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development)(England) Order 2015 (GPDO)). As proposed, the dormer window and roof light would meet the requirements set out in the GPDO due to the size and matching materials. As such the proposed loft conversion, dormer and rooflight are permitted development and do not require planning permission.

- 6.9 **Impact on amenity of neighbouring property**
By virtue of the size (bulk and mass) and design of the proposal, it's position relative to neighbouring properties, 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 in accordance with Policy LHW4 of the TVBRLP.
- 6.10 Representations have been received from local residents expressing concerns that the proposed loft conversion will result in the loss of privacy and overlooking of neighbouring gardens. These matters are acknowledged and it is noted that there will be additional overlook of gardens from the first floor rear windows of the proposed dormer windows. However, these neighbouring gardens are already overlooked by existing windows at first floor level at neighbouring properties including 1 Nursery Gardens & 8 Mount Temple. Taking into consideration the above it is considered that the level of overlooking would be no worse than the current levels of overlooking and perceived overlooking. The development is therefore not in conflict with Policy LHW4 of the TVBRLP.
- 6.11 **Overbearing, overshadowing and loss of light**
It is considered that the amount of bulk created by the dormer window would not be such that it would result in significant, additional, overbearing, overshadowing or loss of light. It should be noted that the existing dwelling already casts a shadow over neighbouring properties and, due to its juxtaposition relative to the neighbouring dwellings, can be seen from adjacent gardens. The addition of the dormer window would not, it is considered, increase overbearing or overshadowing to a degree that results in harm to neighbouring occupiers amenities.
- 6.12 As a result of the above, it is considered that the proposals would not result in any adverse impacts on neighbour amenities. The proposals are considered to accord with policy LHW4 of the TVBRLP.
- 6.13 **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.
- 6.14 **Impact on parking provision**
The proposal does give rise to additional demand for car parking. The submitted plans demonstrate that the area of hardstanding can accommodate at least two parking spaces to serve the dwelling, in accordance with the parking standards as set out in Annex G and Policy T2 of the TVBRLP.
- 6.15 **Other Matters**
Many of the concerns expressed within the objection letters are addressed above & other matters are addressed in turn below:
- 6.16 Loss of 1 bed bungalow
The loss of one bedroom bungalows is unfortunate. However, there are no local or national planning policies that prohibit the loss of such units. Such a concern is not material to the determination of the application.

6.17 Parking area out of place & drainage issues

The area of hardstanding already exists and could currently be used for the parking of vehicles. Taking this matter into consideration it is considered that the proposal will have no material impact on drainage within the locality or result in harm to the character and appearance of the area.

6.18 Integrity of existing garages and access roads

Possible damage to a private road, garage or property would be a civil matter between the interested parties. The granting of planning permission for the proposed works in no way overrides private property rights.

6.19 Noise, dust and disturbance during construction

An element of noise and disturbance is a consequence of any planning permission. This will be a short term inconvenience and such inconvenience would not be a reason to withhold planning permission. Dust, noise, working hours and statutory noise nuisances are controlled under legislation falling beyond the remit of planning legislation. Should harm arise, such complaints can be investigated by the Council's Environmental Health Department.

7.0 **CONCLUSION**

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

7.2 As set out above, the works proposed are all considered to be policy compliant other than the dormer window. However, as set out in Para 6.8 above the dormer window is in fact permitted development and as such, the applicant could proceed with the work without needing to gain planning permission. These material considerations weigh significantly in favour of permission. A fall-back position being a material planning consideration was confirmed in a recent Court of Appeal decision (*Mansell v Tanbridge and Malling BC (2017)*). The proposals are also not considered to result in any adverse impacts on the amenities of neighbouring dwellings, ecology or parking, this also weighs in favour of permission. It is accepted that the design and scale of the proposed dormer window would not be an attractive addition to the property, however such harm does not outweigh the other material planning considerations and as a result, permission is, on balance, recommended.

8.0 **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 floor plans and elevations -2022040/002

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 accord with the details specified on the application form and 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

Notes 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.**
 - 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
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