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<b>APPLICATION NO.</b>	19/00358/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	14.02.2019
<b>APPLICANT</b>	Mr and Mrs Dodd
<b>SITE</b>	Folly Heights, 14 Rooksbury Road, Andover, SP10 2LW, <b>ANDOVER TOWN (MILLWAY)</b>
<b>PROPOSAL</b>	Erection of a single storey rear extension to provide additional living space
<b>AMENDMENTS</b>	Plan received 11.03.2019 – Drawing no 04/18-01 A, updating proposed northern side elevation to tally with floor plan
<b>CASE OFFICER</b>	Miss Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

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## 1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

## 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Folly Heights at 14 Rooksbury Road is a detached property located in Andover within the settlement boundary. The application site slopes down from the rear of the site to the front where it joins Rooksbury Road. The dwelling is set over three floors with a garage area at the lowest level. Due to this change in ground level the top floor when viewed from the rear appears as a single storey. This rear elevation is where the proposed extension would be located following the removal of the existing conservatory.

## 3.0 PROPOSAL

- 3.1 The application is for the erection of a single storey rear extension to provide additional living space. The extension would project out into the rear garden at the deepest point by 6m. The extension would be set at the same ground level as the existing house. The proposed side elevation on drawing 04/18-01 A is annotated with a note that the rear garden level would be reduced to accommodate this development. The extension would be 4.5m high to the ridge, approx. 1.7m lower than the existing ridge line of the property. The existing conservatory which is approx. 3.8m in width and depth and 3.4m in height would be removed to allow for the larger proposed extension.

## 4.0 HISTORY

- 4.1 None

## 5.0 CONSULTATIONS

- 5.1 None

6.0 **REPRESENTATIONS** Expired 13.03.2019

6.1 The publicity period had not expired at the time of writing. Any representations received will be included in and considered in the update paper.

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 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; and
- Impact on amenity of neighbouring properties

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.

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

The development is located to the rear of the application site without significant public views. 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.

8.4 **Impact on amenity of neighbouring property**

12 Rooksbury Road

This neighbour is located to the north of the application site and is bounded by a close board fence of approx. 1.8m in height together with the side elevation wall of the existing conservatory. There are also a variety of trees and shrubs located on both sides of this boundary. The dwelling at no 12 is at a ground level lower than the application site. The area at no 12 adjacent the northern side elevation of the proposed extension is grassed amenity area and shrubbery. The proposed extension would extend out to 6m on this boundary a further 2.2m than the existing arrangement. However, by virtue of the size (bulk and mass), the design of the proposal and it's juxtaposition relative to the neighbouring property the proposal would not give rise to an adverse impact on the living conditions of this neighbouring property by virtue of loss of daylight, sun light, or privacy. The proposal is in accordance with Policy LHW4 of the TVBRLP.

#### 8.5 16 Rooksbury Road

This neighbour is located to the south of the application site with the dwellinghouse at number 16 set further back into its plot so the entire side elevation of this neighbour is adjacent the rear garden area and location of the proposed extension at the application site. The boundary is made up of a close board fence of approx. 1.8m in height. This fencing would screen the majority of the southern side facing windows proposed. Any views which are given would be of the side walkway at no 16 which does not represent any private amenity area. There is a window at first floor at no 16 which directly overlooks the application site. Given the single storey nature of the proposed development it is not considered that the proposal would create any overlooking into this first floor window. By virtue of the size (bulk and mass) and design of the proposal, it's juxtaposition relative to neighbouring property, and the nature of the intervening boundary treatment the proposal would not give rise to an adverse impact on the living conditions of this neighbouring property by virtue of loss of daylight, sun light, or privacy. The proposal is in accordance with Policy LHW4 of the TVBRLP.

#### 8.6 12 and 14 Beaumaris Close

These neighbours are located to the rear of the application site on significantly higher ground than the level of the extension. The rear first floor windows of these neighbours and others within this close are clearly visible from the location of the extension within the application site. The proposed extension would be located on a lower ground level and would be located approx. 20m away from the boundaries with these neighbours. Whilst the development would introduce windows which are closer to the boundary with this neighbour than the current arrangement it is not considered that the proposal would create any additional impacts in terms of overlooking to that which is already experienced mutually between the different neighbours at Beaumaris Close. The proposed development is located a significant enough distance away from these neighbours to the rear to ensure no impacts in terms of overshadowing or loss of light occur. The proposal is in accordance with Policy LHW4 of the TVBRLP.

#### 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 04/18-01 A.**  
**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 paragraphs 186 and 187 of 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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