
APPLICATION NO.	22/01342/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	20.06.2022
APPLICANT	Mr Luke Castle
SITE	27 Fairlawn Close, Rownhams, Hampshire, SO16 8DT, NURSLING AND ROWNHAMS
PROPOSAL	Erection of garden store and gym with home office above
AMENDMENTS	Amended plans: <ul style="list-style-type: none">• Relocation/correction of external stairs• Correction/confirmation to description of development• Correction to block plan• Insertion of roof lights following removal of side window
CASE OFFICER	Nathan Glasgow
	Background paper (Local Government Act 1972 Section 100D)
	Click here to view application

1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee at the request of a local ward member.

2.0 SITE LOCATION AND DESCRIPTION

2.1 27 Fairlawn Close is a detached two-storey dwelling located within Rownhams. The rear of the property abuts the boundary between Test Valley and Southampton.

3.0 PROPOSAL

3.1 Erection of garden store and gym with home office above.

3.2 The application was submitted with erroneous details regarding the development that was proposed. The outbuilding was labelled as a garage on the block plan, with contradicting information submitted in the application form. Furthermore, drafting errors were found on the floor plans and elevation drawings, with the external stairs shown on both elevations.

3.3 The application has been corrected in terms of the drafting errors and the errors within the application form. The development that is being proposed is a garden store/gym with home office above. The amendments include the replacement of a side window with four roof lights.

4.0 HISTORY

4.1 **21/02986/FULLS** – Two storey rear extension, single storey side extension – Permission subject to conditions

4.2 **19/01573/FULLS** – Erection of detached house and construction of access onto Rownhams Road – Refused

5.0 **CONSULTATIONS**

5.1 **Ecology** – No objection subject to condition

5.2 **Trees** – No objection subject to condition

“The submitted arboricultural information demonstrates how the development can be achieved in the proximity of the trees. Please condition the arboricultural report. The no objection only applies to the description of garden store and gym with home office above as shown within the arboricultural report. There would be an objection from a tree point of view to the garage as is shown on some of the plans, clarification is needed on the use of the development. It also needs to be clarified that the external stair case is accesses from the house side as some of the drawings show it to be accessed from the rear boundary side with the path to the rear boundary.

Within the report two trees have been highlighted as cat U due to storm and bark damage, despite this cauterisation the trees are proposed to be retained, and the method statement demonstrates that they can be successfully retained with the development, and if it is proposed to undertake works or fell these trees in the future a tree works application will be required”.

6.0 **REPRESENTATIONS** Expired 23.08.2022

6.1 Two rounds of public notification took place; the initial was carried out upon validation of the application where two objections were received. Upon the amendments to the scheme, a further round of public notification was carried out, to which only the Parish Council responded with a clarification that their initial objection remained.

6.2 **Nursling & Rownhams Parish Council** – Objection

Purpose of building – there are conflicting descriptions as to the nature of the extension.

Plans – The drawings appear to be inconsistent with the external staircase being shown in different locations.

Access – The drawings appear to show a double garage with doors facing onto Rownhams Road/Rownhams Lane. Is there right of access from the rear of the property to Rownhams Road/Rownhams Lane? It is understood gates have been fitted to the rear of the property.

TPOs – There are protected trees to the rear of the property, will these be affected by the proposed building works.

Overlooking neighbouring properties – the proposed building will clearly be visible from neighbouring properties and overlook gardens.

Proximity to boundary – the plans appear to show the staircase will be located right on the boundary on a neighbouring property.

6.3 **23 Fairlawn Close** – Objection (summarised)

- Application is inappropriate and unwarranted
- Concern regarding the two descriptions (garden store or garage)
- Various errors/contradictions within the application form
- No need for a two-storey development to large scale of garden

- Visual access to 21 and 23
- External staircase in proximity to boundary fence is a security risk
- Proximity to trees

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

E5: Biodiversity

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 trees
- Impact on ecology
- Impact on neighbouring amenity
- Impact on highway safety and parking provision

8.2 Principle of development

The application site is located within the settlement of Rownhams, 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, subject to the proposal being in compliance with all other relevant planning policy.

8.3 Impact on character and appearance of the area

There are two public vantage points where views of the proposed development would be possible; these are Fairlawn Close and Rownhams Road North. Views from Fairlawn Close would be extremely limited due to the development's siting in the rear garden, with only glimpsed views between the gaps between the host dwelling and 25 Fairlawn Close. Impacts of the proposal from Rownhams Road North and the design are assessed below.

8.4 Rownhams Road North

Rownhams Road North is characterised by the boundary treatments consisting of a mixture of hedgerow, tree-belt and fencing. From Rownhams Road North, views of the outbuilding would be possible but are considered to be glimpsed and not dominant. A footpath runs alongside the road, on the property side. From here, views into the property and to the outbuilding would be screened

by the 1.8m/2m high boundary fence, with only the ridge line of the outbuilding likely to be visible above the fence line. Passing vehicles will be offered a similar vantage into the rear garden and therefore, the impact upon the street scene is considered to be limited.

8.5 Design

The proposed building is simple in its design, utilising sympathetic materials (timber cladding and slate roofing) to the surrounding area, while being subservient in size and scale to the host dwelling. The rear garden of the property is expansive and this lends to the reduced impact of this size and scale, and its impact upon the street scene. The proposal would be read as a detached outbuilding and a building that would not be uncommon within a residential garden in an urban context such as this. The proposal is considered to complement and respect the character of the area in accordance with Policy E1 of the Revised Local Plan.

8.6 Impact to trees

The rear boundary of the property is covered by a TPO, which covers trees from the junction at Bakers Drove and Rownhams Road North, south to opposite Buchanan Road. The Council's Tree Officer has assessed the application and the potential harm to the trees, which has resulted in a no objection. The applicant seeks to retain two trees which have previously been storm-damaged, to further ensure the important verdant features of the street scene are retained. Subject to development proceeding in accordance with the submitted Arboricultural information, the proposal would accord with Policy E2 of the Revised Local Plan.

8.7 Impact on ecology

The application is supported by a Preliminary Ecological Assessment (Ecosupport, June 2021) which is considered to meet the best practice guidelines and the survey represents the current condition of the application site. Suitable mitigation and enhancement measures have been advised with regards to protected species such as nesting birds, foraging and commuting bats. Subject to development proceeding in accordance with these measures, the scheme would accord with Policy E5 of the Revised Local Plan.

8.8 Impact on amenity

The proposed outbuilding would be located in the rear garden, towards the northern and eastern boundaries. The amended scheme has relocated the external access stairs to the south (side) elevation, and a side window has been removed and replaced with four roof lights to the front and rear roof slopes. Due to the distance between the outbuilding and neighbouring properties (24m), there is not considered to be any loss of light, privacy or amenity to neighbouring properties and the proposal accords with Policy LHW4 of the Revised Local Plan.

- 8.9 The occupants at 23 Fairlawn Close have objected to the scheme on grounds of security. The objection was provided upon the first round of public notification, where the stairs were to be located on the north/side elevation of the building, in close proximity to the boundary fence. The amended scheme has relocated these stairs to the south/side elevation, and the side window has also been removed. It is considered that these amendments overcome the concern regarding security and privacy that was raised by the neighbouring property.
- 8.10 Impact on highway safety and parking provision
The proposed outbuilding would be located in the rear garden and does not provide any additional bedrooms and as such, the scheme is not considered to amount to harm to highway safety or to the required parking provision.
- 8.11 Public comments have referred to the installation of access gates on the rear boundary. These are not included as part of this planning application and therefore are not a material consideration. Were these access gates to be used, separate permission may be required from both Test Valley Borough Council and Hampshire County Council, as the highway authority.
- 8.12 Other matters
Further comments received by the Parish Council and the occupants at 23 Fairlawn Close are assessed below:
- 8.13 Purpose of the building
There is no question that as submitted, the plans and supporting information were inaccurate and the use of the building was unclear. This has been addressed through amended plans, which were re-publicised. No further comment was received. The purpose of the building is now clear and the proposed use would be incidental and ancillary to the principal use of the dwelling.
- 8.14 Plans
As above, the inconsistencies have been addressed, and were subject to further public notification, to which no further comment was received.
- 8.15 Access
There is no "right of access" to the rear – any formal access may require planning permission in its own right. The access gates to the rear are not included within this application and therefore not material. Furthermore, the proposal is not for a garage.
- 8.16 TPOs
As per the comments received from the Tree Officer, the protected trees would not be affected by this development, subject to development proceeding in accordance with the submitted Arboricultural assessment.

8.17 Overlooking

There is not considered to be any overlooking to neighbouring properties, following the submission of amended plans. The side window has been removed, and the door to the stairs is to the south/side elevation, and at a sufficient distance from 29 Fairlawn Close for there not to be any severe overlooking. The roof lights are on the front and rear roof slopes, facing to the host property and road. There would not be any overlooking from these roof lights that would result in a significant loss of amenity for neighbouring properties.

8.18 Proximity to boundary

The staircase has been relocated to the south/side elevation and is therefore no longer a concern in regards to privacy/security to the occupants to the north.

8.19 No need for a two-storey building

The application is for a two-storey building. It is for the planning department to assess the proposal in accordance with relevant planning policy, to which it is considered to accord with. The applicant has clarified what the building would be used for, as outlined above taking into consideration the size of the building and the intended use officers are satisfied that the use would be incidental/ancillary to the principal use of the dwelling.

9.0 **CONCLUSION**

9.1 The submitted scheme is considered to accord with 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

Plans/Elevations - 015 C

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 those as listed in the submitted application form dated 06.08.2022, unless otherwise approved in writing by the Local Planning Authority.**

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. **The building the subject of this permission shall be used only for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for any business, commercial or industrial purposes whatsoever.**
Reason: In the interests of the amenity of the area in accordance with Test Valley Borough Local Plan 2016 Policy COM2.
5. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the Saplin Arboriculture Ltd Arboricultural Impact Appraisal and Method Statement reference J1046.09 dated June 2022.**
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
6. **Development shall proceed in accordance with the measures set out in Section 5 'Mitigation, Compensation and Enhancements' of the 27 Fairlawn Close, Rownhams, Preliminary Ecological Appraisal (Ecosupport, June 2021). Thereafter, mitigation and enhancement features shall be permanently maintained and retained in accordance with the approved details.**
Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).

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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