
APPLICATION NO.	22/02223/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	30.08.2022
APPLICANT	Mr Dan Sheppard
SITE	Campsie Glen, Sandy Lane, Abbotswood, SO51 0PD, ROMSEY EXTRA
PROPOSAL	Single story rear and two storey side extension with window, door and external wall material alterations.
AMENDMENTS	
CASE OFFICER	Katie Savage

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

2.0 HISTORY

- 2.1 None relevant.

3.0 CONSULTATIONS

- 3.1 None

4.0 REPRESENTATIONS Expired 20.05.2022

- 4.1 Romsey Extra Parish Council Objection - (summarised)
- Impact on neighbouring amenity to Tanglewood
 - Impact on character and appearance of the local area

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 COM2 – Settlement Hierarchy

Policy E1- High Quality Development in the Borough

Policy E5 - Biodiversity

Policy LHW4 – Amenity

Policy T2 – Parking Standards

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
- Other Matters

6.2 **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.

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

The application site is a large detached two storey dwelling set back from Sandy Lane. The road is characterised by large properties with no consistent or prevalent design, though the adjacent property is very similar in appearance. The proposed two storey side extension would be to the east of the existing dwelling and would be visible from the public domain due to its location to the side and front of the existing property. The proposed two storey side extension will increase the size, mass and bulk of the property and would make the property noticeability more prominent within the street scene. However, the site is located on a very generous plot and will retain both a large front and rear garden, though the separation distance between the properties will be reduced. The proposed side extension and projecting gable would result in the dwelling being noticeably larger than the existing and adjacent property, however that does not make the proposal unacceptable. The existing property is of no particular architectural merit and though it is similar in design to the neighbouring property there is so much variation in the street scene that there is no need retain their original form and character in this respect.

6.4 The single storey rear extension would not offer any public view and if any views were possible it would be seen in the context of the existing dwelling.

Irrespective of this, the rear extension is well designed, seeks to use matching brick and slate roof tiles and would thus not harmfully impact on the character and appearance of the area.

6.5 The proposal will also see the existing red hanging tiles replaced with white render and replacing the brown windows with grey, which would not look out of place or incongruous within the immediate street scene. The proposal will also see changes to the fenestration at ground floor on the rear elevation, with the replacement of 2 existing windows with two floor to ceiling windows and the removal of external doors and windows and their replacement with new bi-folding doors. Taking into consideration the above the proposal is considered to be high quality and would not adversely affect the character and appearance of the area. The Parish Council's objection is noted as is the fact that the 2 storey side extension would move the property closer to neighbouring Tanglewood.

However, Sandy Lane is characterised by dwellings close to existing side boundaries and would therefore not look out of place within the street scene. Therefore, the proposal is in accordance with Policy E1 of TVBRLP.

6.6 Impact on amenity of neighbouring property

The proposed single storey extension, with sloped roof, is modest in size and would be attached to an existing single storey projection. It does not offer any additional overlooking opportunities above what currently exists. The Parish Council has raised concerns over the neighbouring amenity to Tanglewood. It is acknowledged the two storey side extension would bring the application site closer to Tanglewood. However, there are no side windows proposed to the east elevation which would face Tanglewood. The extension would extend further forward onto an existing hardstanding. However, it is not considered this would result in an overbearing impact due to the separation distance and the fact that the nearest accommodation to this proposed extension is not a habitable room. By virtue of the size (bulk and mass) and design of the proposal, its juxtaposition relative to neighbouring property, 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.

6.7 Impact on ecology

The application site sits within the Mottisfont Bat Foraging Buffer as well as hosting hanging tiles. With a history of bats in the area a Preliminary Bat Survey was undertaken and concluded there was on site potential for roosting bats which promoted a Phase 1 Bat Survey which supports the application. The Phase 1 survey concluded there was no roosting bats within the dwelling but noted commuting bats within the local area. A condition has been recommended below which would ensure the development proceeds in accordance with the recommendations and retains the enhancement features set out in the Ecology Survey. A bat informative has also been applied to the application. Subject to this the proposal is in accordance with Policy E5 of the TVBRLP.

6.8 Impact on parking provision

The proposal does not give rise to an additional demand for car parking or result in the loss of existing car parking spaces to serve the dwelling, in accordance with the parking standards as set out in Annex G and Policy T2 of the TVBRLP.

7.0 CONCLUSION

7.1 The proposal is considered acceptable and in accordance with the policies of the TVBRLP.

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 02
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on the submitted 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**
- 4. Development shall proceed in accordance with the measures set out in the submitted Bat Report (Roavr, August 2022). Thereafter, the enhancement features shall be permanently maintained and retained in accordance with the approved details.
Reason: To enhance biodiversity in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.**

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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