
APPLICATION NO.	18/03307/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	19.12.2018
APPLICANT	Mr Dunman
SITE	Bramleys, The Crescent, Romsey, SO51 7NG, ROMSEY TOWN (TADBURN)
PROPOSAL AMENDMENTS	Roof alterations and first floor internal alterations Proposed Elevations (Drawing ref: DUN 204 A) Proposed Floor Plans (Drawing ref: DUN 203 A)
CASE OFFICER	Mr Jacob Cooke

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located within a private road adjoining the main highway of Winchester Hill. The two storey detached property features picket fence and wall boundary to the frontage with hardstanding parking area. A garage is located to the south of the main dwelling. To the rear of the of the property, the land significantly slopes downward to the eastern boundary of the site. As a result of the site topography, the rear garden has been terraced with a 1.8 metre boundary wall to the north of the site.

3.0 PROPOSAL

- 3.1 Roof alterations and first floor internal alterations.

4.0 HISTORY

- 4.1 **18/01406/FULLS** Two storey side extension; demolition of existing detached garage; erection of attached double garage; rear roof alterations and raised decking area. **PERMISSION subject to conditions and notes** 29.10.2018.

5.0 CONSULTATIONS

- 5.1 **Ecology:** No concerns – subject to note.

6.0 REPRESENTATIONS Expired 17.01.2019

- 6.1 **Town Council:** Objection –

The presentation to the street is incongruous in that this part of the crescent consists of a run of semi-bungalows all of which have retained their modest scale.

6.2 **3 x Letters of objection (summarised):**

- Applicant should provide street elevation drawing to show the lack of consideration to existing properties by turning the pitch through 90 degrees, with the deep overhang along the west elevation and changing the roof materials from the existing.
- North west corner construction looks weak.
- Panel around first floor window appears to have no purpose either practically or aesthetically.
- Juliet balcony overlooks the road and is incongruous.
- Not clear if to be rendered/painted
- Block plan shows impossible car parking arrangement.
- Neighbours will be overpowered by the scale of the proposed west elevation.
- Works have started on the previously approved application.
- Proposed colours are not sympathetic to the colours or design of neighbouring houses.
- New roof design appears to show a significant increase in height of the building as seen from the street, disproportionate to both the original house and the revised plans approved in August. I do not believe the character of this end of The Crescent will be enhanced by the proposed new plans.
- Pitch of roof has turned 90 degrees and is 1.3 metres higher than previous one.
- New roof is stepped with a deep overhang along the west elevation which is seen from The Crescent.
- Would create a discordance façade when it is looked in conjunction with the adjoining properties. This would be apparent if the applicant had been asked to provide a street elevation showing such properties.
- It is not clear what the material intended for the 'mid grey cladding' would be. If it is plastic it would add to the aesthetic mismatch with the existing properties.

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 COM2 – Settlement Hierarchy

Policy E1 – High Quality Development in the Borough

Policy E5 – Biodiversity

Policy LHW4 – Amenity

Policy T1 – Managing Movement

Policy T2 – Parking Standards

7.3 Supplementary Planning Documents (SPD)

Romsey Town Design Statement – Area 6 Upper Cupernham and Winchester Road

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 biodiversity
- Impact on amenity of neighbouring property
- Impact on highway safety and parking

8.2 **Principle of Development**

The application site is located within a settlement boundary as designated by the Inset Maps of the Test Valley Borough Revised Local Plan (2016).

Therefore, the proposal is in accordance with Policy COM2 of the TVBRLP.

8.3 **Impact on the Character and Appearance of the Area**

When entering The Crescent from the northern access from Winchester Hill, this area benefits from mature trees and hedges of varying species and heights. From this position, the vegetation provides screening to the existing properties of White Pines, Lime Cottage, and Bramleys with glimpsed views of Whitewalls. Due to the vegetation and the road layout curving away from the application site, the application site is only appreciated when directly in front of it when approaching from this direction. It is only when in this specific position that the dwelling is in full view and could be recognised as once forming a part of three identical chalet bungalows.

Upon entering The Crescent from the southern entrance, again this is characterised by mature trees and hedges of varying heights. Moving through The Crescent from the southern entrance the inconsistent building design is apparent through the presence of a range of building designs from the 20th century. Consequently, the heights, scale and massing of the existing properties of The Crescent offers significant variation in the streetscene. . Moving northwards through The Crescent, the character provides some consistency through the presence of bungalows on the eastern side of The Crescent. Upon arriving at the property of Whitewalls, adjacent the application site, it only then becomes evident that the application site features similar design features to Whitewalls and Lime Cottage.

The existing dwelling once formed a part of a run of three identical chalet bungalows which are now referred to as Lime Cottage, Bramleys, and Whitewalls. These three properties featured the same design detailing and scale initially. However, Lime Cottage has been developed resulting in a dormer window to the front elevation roof slope, a single storey garage to the north of Lime Cottage, and solar panel to the south elevation. Whitewalls to the south of the application site, has had extensive development and includes two dormer windows to the front elevation, a two storey side extension, rear extensions and dormers to the rear roof slope. Bramleys has also been developed in the past resulting in a rear extension, with the frontage not featuring a significant change from its original design. As such, it is for these reasons the three dwellings are no longer visually consistent and why it is not essential to retain the character of the existing dwelling.

Indeed the variation in design features of the three bungalows are reflective and therefore contributing to the highly variable character and appearance of The Crescent. That said, the scale of the bungalows do retain a certain level of consistency.

- 8.4 From the wider street scene looking into the private road of The Crescent, it is clear that there is not a continuous building design. To the west of the application site, New House and Hill House are two storey gothic style dwellings, and to the south west of the application site features an extended bungalow of Rokesley. Further bungalows of varying design feature to the south of the application site, namely Mataranka and Woodside. This then leads to a mix of two storey detached dwellings and bungalows of differing designs that have design features of the Victorian period, 1930's and the latter part of the 20th century. Therefore this contributes to the non-uniform character and appearance of the area. Within the area of the application site, the properties of Whitewalls, Ellesmere, Durlston, Magnolia Woods, Skerries, and Woodside fill the majority of the width of their respective plots. The separation distance between other properties and their respective boundaries range from 0.5 metres to 4 metres. As such, the proposed extension that fills the width of the plot, is considered to integrate with the varied streetscene.
- 8.5 The appearance of the existing dwelling is of simple design but of no particular architectural merit, therefore the proposed contemporary design would appear to contrast with the original design. The third party comments address this directly and raise concern over the design. The policy requirement for the development to be considered acceptable is that it:
- a) Should integrate, respect and compliment the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles;

The character of the area has been set out above and is considered to be an area featuring a range of building styles from the last century, along with a range of plan forms and ridge heights. It is without doubt that the scheme would represent a significant change to the host building. It would present a full, two storey front in replacement of a catslide and dormer window, but, on balance, it is considered that the proposal integrates with the character and appearance of the area through the introduction of a contemporary design, further adding to the varying building styles through time. The scale of the proposal is considered to respect the area as there is a mix of two storey and chalet bungalows. The building materials of surrounding properties is a mix of render, cladding, red brick, clay tile and slate; the proposed external appearance features render, cladding and grey tiles. It is acknowledged that the overall appearance of the proposed would be different to the surrounding properties. However as the neighbouring dwellings are not of uniform design and there is a broad mix of materials used within The Crescent, it is considered on balance, that the development would integrate and complement the character and appearance of the area. The proposal is considered to accord Policy E1 of the TVBRLP.

8.6 Impact on Biodiversity

The previous proposal was supported by a bat survey which has confirmed that bats are not present. Although this was not formally submitted with the current application, the Hampshire County Council Ecologist assessed this document against the current proposal and concluded that there are no concerns that the development would affect bats but required that should they be discovered during the course of works, guidance is provided to the applicant of the correct course of action to take. To achieve this, an informative note is added for guidance if bats are discovered during the course of the works as a precautionary measure. The proposal is in accordance with Policy E5 of the TVBRLP.

8.7 Impact on Amenity

The policy test set out that development will be permitted provided that:

- a) It provides for the privacy and amenity of its occupants and those of neighbouring properties;
- b) In the case of residential developments it provides for private open space in the form of gardens or communal space which are appropriate for the needs of residents; and
- c) It does not reduce the levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels

Third party comments raise concern regarding fenestration to the first floor west elevations overlooking the private road of The Crescent. Existing properties to the north and south of the application site feature first floor windows that look onto the private road of The Crescent. The proposed first floor fenestration to the west elevation maintains this relationship. In relation to point a) above, views from the first floor windows of the proposal would not have an adverse impact to the privacy and amenity of its occupants or those of neighbouring properties for this reason.

- 8.8 A window serving the first floor ensuite on the south elevation is indicated as being obscure glazed, however this is not formally stated on the plans. Therefore, to ensure this window would not contribute to overlooking, thereby having an adverse impact on the amenity of neighbouring property of Whitewalls, it is secured by condition that this window is obscured in perpetuity to privacy level 4 or above.
- 8.9 Windows situated to the rear elevation would not contribute to overlooking to neighbouring properties due to the rear elevation already appears as a two storey dwelling. Therefore, the proposed fenestration would not adversely change the relationship from the current situation. As such, it is considered that the privacy and amenity of occupants and neighbouring properties would not be adversely impacted.
- 8.10 The proposal would not adversely impact the levels of daylight, sunlight, or overshadow neighbouring properties as the proposal does not have a significantly different shadow when compared to the existing dwelling house. This assessment was carried out in accordance with the BRE *Site Layout Planning for Daylight and Sunlight: A guide to good practice*. The proposal is considered to be in accordance with Policy LHW4 of the TVBRLP.

8.11 **Impact on Highway Safety and Parking**

The proposal facilitates the parking for 3 vehicles onsite, 2 are situated on the hardstanding on the front elevation, and one within the proposed garage. The remaining space within the garage is capable to facilitate the storage of 2 bicycles. This amount of car parking and cycle storage is in accordance with Policy T2 and Annex G of the TVBRLP. The existing vehicle access is not proposed to be altered within this application. It is noted that vehicles alighting at this property would need to reverse out from the site onto The Crescent should they enter the site in a forward gear. This is not a change from the current situation, also due to the road being a private road serving residential properties it is considered this would not have an adverse impact on highway safety. As such, the existing access is considered as acceptable and in accordance with Policy T1 of the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposal on balance, is considered to be in accordance with the policies contained within the Test Valley Borough Revised Local Plan 2016.

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:**
Proposed Elevations (Drawing ref: DUN 204 A)
Proposed Floor Plan (Drawing ref: DUN 203 A)
Site Location Plan (Drawing ref: DUN 186)
Existing Floor Plan (Drawing ref: DUN 201)
Existing Elevations (Drawing ref: DUN 202)
Block Plan (Drawing ref: DUN 205)
Proposed Elevations (Drawing ref: DUN 003)
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture as stated within the submitted drawing DUN 204 A.**
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 first floor window on the south elevation serving the ensuite will be obscure glazed to privacy level 4, or above and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.**
Reason: To ensure the privacy of the occupants in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

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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