
APPLICATION NO. 22/01785/FULLN
APPLICATION TYPE FULL APPLICATION - NORTH
REGISTERED 13.07.2022
APPLICANT Miss Georgia Edney
SITE 110 North Acre, Longparish, Hampshire, SP11 6QX,
LONGPARISH
PROPOSAL Replace porch with porch/WC (retrospective)
AMENDMENTS
CASE OFFICER Ashling James
Background paper (Local Government Act 1972 Section 100D)
[Click here to view application](#)

1.0 INTRODUCTION

1.1 The application is presented to Northern Area Planning Committee at the request of a Member, for the reason “it raises issues of more than local public interest”

2.0 SITE LOCATION AND DESCRIPTION

2.1 110 North Acre is a semi-detached two storey property located in the village of Longparish. The property contains a garage on the side elevation and hard standing for the parking of a vehicle.

3.0 THE PROPOSAL

3.1 The proposal seeks permission for an existing porch/ WC measuring 4 metres (width), 2 metres (depth) and 3 metres (height) on the front elevation of the property. The porch is constructed from materials to match the host dwelling, with an access door on the front elevation.

3.2 The property previously incorporated an existing porch measuring 1.7 metres (width), 1.5 metres (depth) and 3.2 metres (height) with an access door on the side elevation. The porch subject of this application is referred to as “existing” due to the retrospective nature of the proposal throughout this report although in the application drawings it is referred to as “proposed”.

4.0 HISTORY

4.1 None relevant.

5.0 CONSULTATIONS

5.1 None.

6.0 REPRESENTATIONS Expired 04.08.2022

6.1 **Longparish Parish Council:** Objection.

- Scale and location of the extension ruins the aesthetics of the street scene.

- The development is not in keeping with those nearby and could set a precedent for others on the estate.
- 6.2 **101 North Acre:** Objection x 2 letters
- Not in keeping with the street scene and creates an unfavourable precedent.
 - Complaint no notice of the works starting and associated disruption with construction traffic.
 - Scale of the new porch not in line with others and reduces the green space in the front garden and changes aesthetic of the street scene.
 - Better design would have been to use the space in front of their garage as they currently don't use this space for purpose.
- 6.3 **102 North Acre:** Objection
- Suggested to build this on the side of the house, as they do not park here and there would not be room to park two cars off road.
 - Concerned over the precedent this sets for others to build rooms at the front elevation of their 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)(TVBRLP)

Policy SD1 – Presumption in Favour of Sustainable Development

Policy COM2 – Settlement Hierarchy

Policy E1- High Quality Development in the Borough

Policy LHW4 – Amenity

Policy T2 – Parking Standards

7.3 Supplementary Planning Document

Longparish Village Design Statement 2003

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 amenity of neighbouring property
- Impact on parking provision

8.2 **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.

8.3 Impact on the character and appearance of the area

Policy E1 of the TVBRLP seeks to ensure that development is of high quality, that it integrates, respects and complements the character of the area.

8.4 The application site, 110 North Acre, is part of a semi-detached pair of houses at the end of a residential cul-de-sac. The area is characterised by a mixture of single and two storey 20th Century properties, both detached and semi-detached with a significant variation in their set back from the road. There is a predominant use of brick and tile as external materials within the host property and the wider local area. There is a mixture of styles of porches within the area with both flat roof and pitched roof porches. There are also examples of larger front porches, such as that at No. 31 North Acre which do not adversely detract from the character of the area by virtue of their modest scale, use of matching materials and the mixture of residential development within the cul-de-sac.

8.5 Although the existing porch is closer to the road than the previous porch by approximately 0.5 metres there would be space of 3m, which would be sufficient to maintain the openness within the street scene. Unlike the previous porch it also incorporates an access door within the front elevation, which is more in keeping with the other front doors within the area. The existing porch, whilst undeniably larger than many others within the immediate street scene, due to its size relative to the host pair of semi-detached houses and the wider varied character of the street scene is considered subservient to the host property and is considered to be an acceptable addition which integrates to a satisfactory extent with the host property. As such the existing porch would not adversely affect the character and appearance of the area, in compliance with Policies COM2 and E1 of the TVBRLP.

8.6 Impact on amenity of neighbouring property

By virtue of the size (bulk and mass) and design of the proposal, its 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 neighbouring properties by virtue of loss of daylight, sun light, or privacy. The proposal is in accordance with Policy LHW4 of the TVBRLP.

8.7 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.

8.8 Other matters

This application has been determined in accordance with the policies of the TVBRLP. Allegations of corruption made by those who have submitted representations in respect of this application are not material planning considerations and need to be pursued separately through the Police.

8.9 Third party comments were received in relation to alternative designs, the Local Planning Authority must consider the scheme that is submitted.

8.10 Third party comments were received in relation to the disruption caused by the works. Whilst the proposal is now completed, the scheme was considered to be a very minor project and would have involved limited disruption during the construction phase.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with the policies COM2, E1, LHW4 and T2 of the TVBRLP.

10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**
Block Plan received 11.07.2022
Composite plan received 13.07.2022
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 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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