
APPLICATION NO.	23/00228/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	30.01.2023
APPLICANT	Mr and Mrs Wayne Owen
SITE	6 Manor Road, Andover, Hampshire, SP10 3JS, ANDOVER TOWN (HARROWAY)
PROPOSAL	Demolish single storey side extension, erection of two storey side and single storey rear extension
AMENDMENTS	Amended plans to set the two storey side extension back by 1.4m from the principal elevation – received 28.03.2023
CASE OFFICER	Ash 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 in accordance with the Member and Officer Interests Protocol.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is a two storey detached dwelling, located within the Andover Town (Harroway) Parish. The property features brick and render exterior walls, artificial slate tiles, and UPVC windows and doors. There is an existing driveway to the front of the property which is accessed from Manor Road and provides parking for two cars.

3.0 PROPOSAL

3.1 The application is for a two storey side extension to the south elevation, and a single storey rear extension. The materials proposed which match those on the existing property. No changes to the access or parking arrangements are proposed.

4.0 HISTORY

4.1 22/00082/FULLN - Single storey side and rear extensions to replace existing. PERMISSION subject to conditions and notes. 11.03.2022.

5.0 CONSULTATIONS

5.1 **Highways:** No objection.

6.0 **REPRESENTATIONS** Expired 06.03.2023

6.1 **Andover Town Council:** No response.

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 E2 - Protect, Conserve and Enhance the Landscape

Policy E5 - Biodiversity

Policy LHW4 – Amenity

Policy T2 – Parking Standards

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 ecology
- 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**

There is some variation of design within the properties of Manor Road, as such there is no defined uniformed appearance within the street scene. Views of the side extension would be visible within the street scene. The extension has been designed so that it would appear in keeping with the host dwelling. The two storey element is set back approximately 1.4m from the principal elevation of the dwelling and the proposed ridge line is stepped down from existing. There is a separation gap of approximately 2.9m between the proposed side extension and the nearest neighbouring property no. 4 Manor Road, this distance combined with the slight change in land levels between the properties reduces any terracing effect as would be perceived in the street scene. The proposal also includes matching materials to ensure that it is in keeping with the host property.

8.4 The single storey rear extension is located in a position such that limited public views would be possible. 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.

8.5 Policy E2 of the TVBRLP seeks to ensure that development does not have a detrimental impact on the landscape character of the area. The proposal does not result in the loss of important local features such as trees or hedges, therefore it is considered that the proposal would not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located, in accordance with E2 of the TVBRLP.

8.6 Impact on amenity of neighbouring property

Overshadowing

The proposal is situated on the southern elevation of the property. Given the orientation of the site, with the immediate neighbour to the south, no. 4 Manor Road, any shadow caused by the development will cast back onto the host dwelling and its front and rear garden, thus the proposal would not have an adverse impact on the neighbouring property in terms of overshadowing.

8.7 Outlook and Overbearing

The proposal would bring built form closer to the side elevation of no. 4 Manor Road and its two windows at first floor level which serve a bathroom and a hallway. The proposal would result in a separation gap of approximately 2.9m between the extension and the side elevation of no.4 Manor Road. It is considered that the extension would not result in a significant change to the existing outlook from these windows and by virtue of the separation distance and the nature of the use of these rooms a feeling of overbearing would not arise.

8.8 Privacy

There are no new windows proposed on the side elevation at first floor level, and whilst the additional windows to the rear elevation at first floor level would be capable of providing additional overlooking opportunities, this is not considered above mutual overlooking available between the neighbouring properties. Therefore the proposal would not give rise to an adverse impact on the living conditions of neighbouring properties by virtue of loss of privacy, shadowing, outlook or overbearing. The proposal is in accordance with Policy LHW4 of the TVBRLP.

8.9 Impact on ecology

During a site visit, the roof tiles and soffits were deemed to be in good condition, and the Agent confirms that the roof was replaced circa 2011 and fitted with artificial slates. Giving consideration to the age and condition of the roof, the proposal is not considered to give rise to any adverse impacts on existing habitat or on-site ecology and this has been confirmed by TVBC's Ecologist, however an informative note has been added to remind the applicants their duty the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. The proposal is in accordance with Policy E5 of the TVBRLP.

8.10 **Impact on parking provision**

Due to internal rearrangements 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, the parking arrangement remains as existing, in accordance with the parking standards as set out in Annex G and Policy T2 of the TVBRLP.

9.0 **CONCLUSION**

9.1 The principle of the development is considered acceptable in accordance with policy COM2. The proposal would not have a detrimental impact on the character and appearance of the area nor an adverse impact on the neighbouring properties. In addition to this the proposal is considered to be in accordance with policies E1, E2, E5, LHW4, and T2 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 plan: 1081/15 A.
Reason: For the avoidance of doubt and in the interests of proper planning.**

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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