
APPLICATION NO.	23/00793/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.03.2023
APPLICANT	Lauren Wiltshire
SITE	Little Beeches, Braishfield Road, Crookhill, SO51 0QB, BRAISHFIELD
PROPOSAL	Erection of single storey side extension, works to roof with alterations to create living accommodation in the roof, erection of single storey front porch and various alterations
AMENDMENTS	7 June 2023 – amended plan reference 20073-PL-805A received, removing the chimney from the proposal
CASE OFFICER	Kate Levey

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

1.1 The application has been called to Southern Area Planning Committee at the request of a member.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is located within the settlement boundary to the west of Braishfield Road. The site contains an existing detached bungalow with a hipped roof, which features red brick elevations, a tiled roof and white upvc fenestration. The existing property is set back from the highway by approximately 20 metres. The property is within a good sized plot with front and rear gardens. The trees aligning the front boundary, adjacent to Braishfield Road, are protected by a TPO. The site has flat topography, and is served by an existing access point from Braishfield Road.

3.0 PROPOSAL

3.1 Erection of single storey side extension, works to roof with alterations to create living accommodation in the roof, erection of single storey front porch and various alterations.

3.2 At the time of the case officer's site visit, the development had commenced, and the external walls of the extension had been built.

4.0 RELEVANT HISTORY

4.1 21/03093/FULLS Retention of rear outbuilding. Permission subject to conditions and notes 14.01.2022.

5.0 **CONSULTATIONS**

5.1 Ecology: no objection subject to condition

5.2 Trees: no objection subject to conditions

6.0 **REPRESENTATIONS** Expired 24.04.2023

6.1 Braishfield Parish Council: no objection

- The same comments as application 22/03012/FULLS
- The bricks and tiles must be chosen carefully to match with existing materials
- The position of the chimney seems visually odd and a potential source of pollution
- The proposed large windows may need obscure glass
- Concerns re parking/ turning and the TPO protected roots.

6.2 3 letters of objection from occupiers of Oakdene, Kendal and The Cottage, Crook Hill, Braishfield (summarised):

Oakdene

- Previous comments submitted under 22/03012/FULLS remain the same
- Concern about overlooking from the three velux windows on the north elevation to Oakdene
- Concern about overlooking from west facing window to neighbours
- Concern about overlooking from garden of Oakdene and neighbours into Little Beeches
- Planning approval at Oakdene required obscure glazed side partitions
- Work has started on site possibly under permitted development

Kendal

- The works have commenced and this is assumed to be permitted development
- Concern about overlooking and loss of privacy of bedroom on south elevation windows
- Concern about loss of privacy for occupiers of the loft at Little Beeches
- Smaller windows should be smaller or velux type or moved away from the chimney
- Potential exhaust fumes entering habitable rooms at Little Beeches
- Concern that the roof structure of the lounge could become a roof terrace and concern about overlooking should this become the case

3 letters of objection from occupiers of Oakdene, Kendal and The Cottage, Crook Hill, Braishfield (summarised):

The Cottage

- The extension is too large
- Concern about trees
- How is it proposed to deal with water run-off
- Concern about bats

- The large window on the first floor of bedroom 2 should be frosted and moved to west facing wall
- Flat roof area should not be converted to a balcony
- The property has suffered from subsidence are the foundations adequate
- Traffic management has been ignored

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Habitats and Species Regulations (2017) as amended

7.2 Test Valley Borough Revised Local Plan (2016)(TVBRLP)

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 provision

7.3 Supplementary Planning Documents (SPD)

Braishfield Village Design Statement, published 2002

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Character and appearance of the area
- Arboriculture
- Biodiversity
- Neighbouring amenity
- Highways
- 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 **Character and appearance of the area**

Braishfield Road abuts the application site to the east and provides clear views of the application site and neighbouring properties. The John Bevan path runs parallel with Braishfield Road and the development would also be visible from here. The dwellings along Braishfield Road comprise of detached dwellings which are a mix of single storey bungalows and chalet bungalows. The properties display a mixture of design features and building materials including

red brick and render. The neighbouring sites along Braishfield Road are set back from the road and display a linear form of development. The properties aligning Braishfield Road typically have soft landscaping and parking to the front. The 5 oak trees to the front of Little Beeches are protected by TPO.TVBC.1185. The green features in this area form an important landscape feature.

- 8.4 The proposal is for a single storey side extension and alterations to the roof including provision of a larger box dormer and extending the ridge line to the rear. The roof alterations are to create a further bedroom within the loft space. The side extension does not project forward of the principal elevation and due to this positioning, it does not disrupt the linear form of development displayed by the properties along Braishfield Road. The development is single storey with a maximum ridge height of 4 metres and so it is lower than the ridge on the existing dwelling and therefore appears subservient to it. The extension would be constructed of red multi brick which matches the existing property and would help the extension to integrate with it. The proposed dormer on the side (south) elevation replaces a previous smaller dormer window which was present on the same elevation. The proposed dormer projects out from the existing pitched roof of the main house by 3.5 metres and as such is not considered to be of an excessive scale. On balance, given the scale and siting of the extension and roof alterations, it is considered that the development is not visually intrusive from public vantage points along Braishfield Road and the John Bevan path.
- 8.5 The development also provides for a single storey porch with a dual pitched roof which would be on the principal elevation facing onto Braishfield Road. The scale of the porch is considered to be modest and at an appropriate size compared with the existing dwelling. The provision of the porch is not considered to detrimentally effect the character of the area by virtue of design, location or scale.
- 8.6 The proposed extension, roof alterations and porch are considered to be of a scale and design that is appropriate to that of the existing dwelling. Whilst the development would be publically visible from Braishfield Road and the John Bevan path, it would be seen in context with the surrounding built form which is characterised by a range of dwelling types and designs. The proposals are therefore considered to satisfactorily integrate and complement the character of the area in accordance with policy E1 of the TVBRLP.

8.7 **Arboriculture**

There are mature oak trees aligning Braishfield Road and these trees form an important landscape feature within this area and soften the appearance of the built form. These oak trees are protected by TPO.TVBC.1185. The application is supported by an arboricultural implications assessment and method statement (Ecourban Arboricultural, March 2023) which demonstrates the tree constraints and how the trees can be protected during the development. The tree information also identifies a new tree which will be planted, to replace the TPO oak tree which collapsed in 2021. It is considered appropriate and necessary for a condition to be added to any permission requiring the trees to be suitably protected throughout construction in accordance with the submitted details. An

additional condition is recommended such that details of the specimen oak tree to replace the TPO oak tree which collapsed in 2021 are submitted for approval. It is acknowledged that the Tree Officer has recommended that this condition be applied for prior to the commencement of development. However, the development has already commenced and so the trigger point has been changed to prior to first occupation of the development hereby permitted. Subject to such a condition, it is considered that the proposals would comply with policy E2 of the TVBRLP.

8.8 **Biodiversity**

The application is supported by a preliminary ecological appraisal (CC Ecology, July 2021) and an ecology addendum (Ecosupport, March 2023). The survey work identified that the existing building provides numerous points that can be used by bats for roosting and / or access to roosts, and small numbers of brown long-eared bat droppings were recorded. Subsequent emergence and re-entry surveys identified a brown long-eared bat day roost within the roof void. A roof void inspection carried out 22nd February 2023 has confirmed that the condition of the building and status of the brown long-eared roost has not altered since the 2021 survey and assessment work.

8.9 The development will result in the loss of a roost used by individual non-breeding bats. If avoidance measures are not taken then the work has the potential to kill / injure individual bats. The development will therefore result in a breach of the EU Directive.

8.10 An EPS licence can only be granted if the development proposal is able to meet three tests:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))
2. there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and
3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).

8.11 In terms of the first test, the application will improve the living conditions for the applicant and therefore result in social benefits of this nature. In addition, there are no other buildings on the site which could provide alternative accommodation to meet needs of applicants and consequently, there is no satisfactory alternative to the proposed development as required by the second test.

8.12 In order to assess the development against the third test, sufficient details must be available to show how killing / injury of bats will be avoided and how the loss of the roost will be compensated. In this case, a strategy is provided that includes methods to be followed during the development to ensure bats are not disturbed, killed or injured, together with new roosting opportunities to be provided within the retained roof void areas and through the installation of bat boxes. It is noted that the ecologist supports all these measures.

8.13 Subsequently, it is considered that the mitigation measures submitted will ensure that the proposed development is unlikely not to be licensed. With the addition of a condition securing the implementation of the submitted mitigation measures, the application is in accordance with Policy E5 of the TVBRLP in this respect.

8.14 **Neighbouring amenity**

The Cottage

The Cottage is the neighbouring property to the south of the application site. The distance from the proposed south elevation of Little Beeches and the corresponding north elevation of The Cottage would be 5.5 metres. The intervening boundary treatment between The Cottage and Little Beeches is a fence of approximately 1 metre in height and some shrubs. There are two windows on the north elevation of The Cottage, one of which is obscure glazed. The proposal includes provision of two rooflights on the single storey extension, and three high level windows on the south elevation serving the dining room and lounge, and a first floor window serving a bedroom. The two rooflights on the single storey extension would allow views skyward only. The three high level windows are positioned at such a height that it is unlikely that views out of these windows would be possible. A condition is recommended such that these windows are installed at a height of 1.8 metres above the internal floor level to protect amenity of The Cottage. The proposed dormer window at first floor level would serve a bedroom and as such is secondary accommodation where the occupants are unlikely to spend significant periods of time during the day. Any views out of the dormer towards The Cottage would be at an oblique angle and furthermore, the existing south elevation includes a small dormer window already which serves a loft space. This is given limited weight as the loft is not habitable accommodation. Notwithstanding this, for the reasons outlined above the proposal is not considered to cause any significant adverse overlooking to The Cottage.

8.15 The proposed development is single storey with a ridge height of 3.5 metres. Due to the orientation of the proposed extension, any additional shadow resulting from the proposed development would fall onto the existing dwelling at Little Beeches. Due to the separation distance and the fact that The Cottage is set back from Little Beeches, it is not considered that the proposal would give rise to any adverse impact to the occupiers of The Cottage in terms of overbearing impact, loss of daylight or sunlight.

8.16 Kendal

This dwelling is located 29 metres to the south of Little Beeches and is the immediate neighbour to the south of The Cottage. As such, views of the application site are partially blocked by the existing dwelling The Cottage. Due to the separation distance away from Little Beeches and the intervening dwelling it is not considered that this neighbour would experience any adverse amenity impact as a result of the development.

8.17 Oakdene

This neighbour is positioned to the north of the application site. There is a high level window on the west elevation of Oakdene. At the application site, the number of ground floor windows would remain unchanged. The three high level windows are proposed within the roof slope on the north elevation of Little Beeches, which would serve a bedroom and shower room. Due to the height and angle of which they are to be installed within the roof slope, it would be difficult for the occupiers to obtain views out of them. Also the rooms which are served by the rooflights are not primary accommodation. For these reasons it is not considered that the development would give rise to any significant overlooking impact to the neighbours of Oakdene subject to a condition that the rooflights are installed to a height of 1.8 metres from the proposed internal floor level.

8.18 The proposal does not involve the addition of any built form towards the direction of Oakdene and as such, would not have any affect in terms of day light / sunlight reaching Oakdene, or overbearing impact.

8.19 For the reasons set out above it is considered that the proposal would not be detrimental to the neighbour's amenity. By virtue of the size (bulk and mass) and design of the proposal, it's position relative to neighbouring properties, and the nature of the intervening boundary treatment, the proposal would not give rise to any significant 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.

8.20 **Parking provision and highways**

The number of bedrooms at the dwelling would increase to three as a result of the development and as such, two parking spaces are required to accord with the Council's parking standards. The submitted site plan shows that two parking spaces are provided to the side (north) of the dwelling. Therefore sufficient off road parking can be facilitated on the site and the proposal is in compliance with the parking standards set out within Policy T2 and annex G. It is considered that the level of traffic likely to be generated by the proposal would be minimal and would have no material impact upon highway safety or its efficiency in this location. The minimum parking requirements have been met, and this on-site provision reduces the impact upon the highway network. The development therefore accords with policy T1 of the TVBRLP.

8.21 The site is subject of a dismissed appeal relating to 19/01620/FULLS (appeal reference APP/C1760/W/21/3289029) which included commentary about the proposal having an unacceptable amenity impact to the occupiers of Little Beeches by way of noise generated by vehicle movements in close proximity to habitable rooms within the north side of the dwelling – specifically a bedroom. Additionally, there would be a clear perception of vehicles passing close to other rooms on the north elevation (bathroom, hall, kitchen) and the front door. The Inspector also raised the issue that there is 'lack of any clear means of mitigating the effect within the context of the scheme as proposed'.

8.22 The Inspector's comments are noted. However, the applicant could create a parking area of hardstanding under permitted development without the requirement for planning permission. The parking area is to serve the existing dwelling on the site and is materially different from the appeal scheme in this regard, as it is anticipated that a three bedroom dwelling would have minimal traffic movements. Furthermore, the proposed parking area is away from the front of the site and the protected trees. The Inspector's comments are acknowledged, however they do not affect the Officer recommendation in this instance.

8.23 **Other matters - third party comments**

Foundations

Third party concern about the foundations being inadequate are acknowledged, however, this is a matter which falls outside of planning control and is a matter for building control legislation. As such this matter cannot be afforded any weight in determination of this application.

8.24 Provision of a balcony

Concerns have been raised that the area of flat roof on the single storey extension could be made into a balcony. However, it is noted that two rooflights are provided on this roof which reduces the available space for sitting out, but in any case the proposal does not include the provision of any balcony in this area and this application is being assessed on its own merits.

8.25 Water run off

According to the Environment Agency flood risk maps, the site is located in an area of very low risk of flooding by rivers and seas, surface water, reservoirs and groundwater. Due to the modest scale of the extension and the retention of open grassed areas to the front and rear of the dwelling, it is not considered that there will be any materially significant increase in flood risk or surface water flooding.

8.26 Chimney

Third party comments have been received about the positioning of the chimney in close proximity to a bedroom window. Upon review of Part J of the Building Regulations it appears that the chimney as proposed would not have met the requirements of that Part. In order to comply, the proposed chimney would need to be a minimum of 1000mm above any part of an openable window and be 2300mm horizontally of the roof surface. The proposed chimney does not meet these requirements and accordingly an amended plan has been submitted which removes the chimney.

9.0 **CONCLUSION**

9.1 The proposal is in accordance with the relevant policies of the TVBRLP (2016) and is therefore acceptable.

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
20073-PL-801, 20073-PL-802 GF, 20073-PL-803 FF, 20073-PL-804, 20073-PL-805
Reason: For the avoidance of doubt and in the interests of proper planning.
2. 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.
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
3. The roof lights in the north elevation of the development hereby permitted shall be installed at a minimum height of 1.8 metres above the finished floor level and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).
4. The three high level windows on the south elevation of the development hereby permitted shall be installed at a minimum height of 1.8 metres above the finished floor level and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).
5. The development hereby approved shall be undertaken in full accordance with the provisions set out within the eco urban arboricultural, Arboricultural Impact Appraisal and Method Statement reference 231534 - AIA 2 dated 6 March 2023.
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. Prior to the first occupation of the development hereby permitted, Details of the new standard sized oak tree shall be submitted to and agreed by the Local Planning Authority. Details shall include its size and exact location along the front (east) boundary of the site. The new tree as detailed shall be planted in the approved position within the first planting season following the completion of the development. If the tree dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective within the first five years after it is planted, it shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.

Reason: To ensure the continuation of canopy cover in the area and enhance the development in accordance with the Test Valley Borough Revised Local Plan policy E2.

- 7. Development shall proceed in accordance with the measures set out in the 'Recommendations' section of the Preliminary Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, July 2021) unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details.**

Reason: to ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Revised Local Plan 206.

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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