
APPLICATION NO.	19/00287/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	07.02.2019
APPLICANT	Mrs Ola Osuch
SITE	4 Caernarvon Gardens, Chandlers Ford, SO53 4NG, VALLEY PARK
PROPOSAL	Demolition of existing conservatory and erection of single storey rear extension with flat roof to form extended living accommodation.
AMENDMENTS	None
CASE OFFICER	Mrs Sacha Coen

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 HISTORY

- 2.1 TVS.10557 - Erection of first floor extension over existing garage, two storey infill extension and conservatory to rear to provide additional living and bedroom accommodation – Refused 15.02.2005.
- 2.2 TVS.10557/1 - Erection of conservatory to rear of property and two storey side extension incorporating existing garage to create extended utility to the rear of the property and an extended porch on the front of the property at ground floor level and one bedroom with en-suite facilities and extended bedroom on first floor – Permission 20.06.2005.

3.0 CONSULTATIONS

- 3.1 **Ecology:** No concerns.

4.0 REPRESENTATIONS Expired 01.03.2019

- 4.1 **Parish Council:** No comment.

4.2 3rd Party Correspondence: Objection:

- Scale and bulk resulting in loss of light.
- Over-development.
- Design.

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 SD1 - Presumption in Favour of Sustainable Development

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

6.2 **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.

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

Concern was raised that the proposed extension would result in overdevelopment. The size of the dwelling house with the proposed extension has a total foot print measuring approximately 120.34m². The size of this residential plot measures at approximately 266.46m² and therefore the resulting amenity garden space and driveway measures at approximately 146.13m². The extension is single storey in nature with more than half of the plot remaining as amenity space, therefore the development is not considered to result in overdevelopment.

6.4 The development 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.

6.5 **Impact on amenity of neighbouring property**

Concern has been raised that the proposed extension will block out the sunshine into the garden of 3 Caernarvon Gardens during summer, which means by 3pm there will be shadow of between 9-10 metres in the garden which would also block/reduce sunlight to the kitchen and dining room.

6.6 Given the orientation and location of the proposed extension some additional shade will be cast upon the neighbouring property to the east of the application site number 3 Caernarvon Gardens. However, as a result of a shade diagram completed by the officer using a sun on ground indicator for the 21 March,

the majority of the shade cast upon 3 Caernarvon Gardens is as a result of the existing boundary fencing and the host property. It is therefore considered that the additional shade cast is such a minimal amount not to warrant refusal of this proposed development.

6.7 The proposed extension is flat roofed and has an overall height of approximately 2.8 metres as measured at a scale of 1:100 on the submitted plan number 002 OSUCH. The rear garden of the host property has a slight incline from the rear of the property to the end of the garden. The existing boundary treatment between 3 and 4 Caernarvon Gardens is shiplap fencing approximately 1.8 metres in height. The fencing will partially screen a majority of the proposed extension leaving approximately 1 metre showing above the fence line. However, due to the topography of the land, as the extension extends further into the rear garden, the existing fencing will screen more of the extension. Given the existing screening and the flat roofed single storey nature of the proposed extension, it is not considered to constitute overbearing upon the neighbouring property of 3 Caernarvon Gardens.

6.8 Given the host property is slightly higher than the neighbouring property at 3 Caernarvon Gardens, it is considered reasonable and necessary to add a condition to obscurely glaze the proposed window in the south-eastern elevation to prevent any unwarranted overlooking.

6.9 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 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.

6.10 Impact on ecology

The Ecology Officer has raised no concern given the condition of the property. However, given the application site is adjacent to a line of trees and nearby wooded areas an informative note has been attached to this decision to stop works if bats or any evidence of bats are encountered. The application therefore complies with Policy E5 of the TVBRLP.

6.11 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.

6.12 Other Issues

Whilst it is noted that the conservatory has been incorrectly drawn on the existing floor plan showing a rectangular layout rather than a hexagonal shape, the conservatory is to be replaced by the proposed extension and therefore the existing plan is immaterial.

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:
Drawing Number 003 OSUCH - Location Plan
Drawing Number 004 OSUCH - Site Plan
Drawing Number 001 OSUCH - Existing Plans and Elevations
Drawing Number 002 OSUCH - Proposed Plans and Elevations
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The external materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.
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 window in the south-eastern elevation of the development hereby permitted shall be fitted with obscured glazing and thereafter retained as such.
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.
5. No development shall take place (including site clearance and any other preparatory works) until tree protective fencing has been erected 2 metres from the rear of the extension hereby approved. The protective fencing shall be maintained and retained for the full duration of the development. At least three working days notice shall be given to the Local Planning Authority that the fencing has been erected. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.
Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012 unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

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 2010 (as amended). 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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