
APPLICATION NO.	23/02043/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	08.08.2023
APPLICANT	Mr John Dryden and Mrs Ayesha Menon
SITE	Tuxford House, Village Street, Chilbolton, SO20 6BE, CHILBOLTON
PROPOSAL	Single storey rear extension, erect garden building, loft conversion with rear dormers and roof lights to front elevation
AMENDMENTS	
CASE OFFICER	Claudia Hurlock

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 “because it raises issues of more than local public interest”.

2.0 SITE AND SURROUNDING AREA

- 2.1 Tuxford House is a two-storey detached house of brick and tile construction on Village Street, in the centre of Chilbolton, within the Chilbolton Conservation Area. The dwelling benefits from off-road parking in front of the house and also a large rear garden.

3.0 PROPOSAL

- 3.1 Planning permission is sought for a single storey rear extension, erection of a garden building, loft conversion with rear dormers and roof lights to the front elevation of the house.

4.0 HISTORY

- 4.1 None relevant.

5.0 CONSULTATIONS

- 5.1 **Design and Conservation** – No objection, subject to conditions.
- 5.2 **Hampshire County Council Countryside Planning** – No objection, subject to conditions.

5.3 **Hampshire County Council Highways – comment, summarised as follows:**

- This application would appear to be subtly different however its is not clear from the submitted plans what the exact changes to access or parking layout is proposed. Given the above, TVBC will need to determine in their capacity as local parking authority that the level of parking provision proposed falls in line with adopted standards.

***Officer note** – the number of bedrooms would remain the same as a result of the proposals and no amendments are proposed to the existing parking arrangement of the site. Therefore parking is not relevant for consideration for this scheme.*

6.0 **REPRESENTATIONS** Expired 08.09.2023

6.1 **Chilbolton Parish Council – Objection, summarised as follows:**

- Inaccuracies contained within the Biodiversity Checklist.
- Paragraph 52 of the NPPF states that “planning conditions should not be used to restrict permitted development unless there is clear justification to do so. The PC consider that there is clear justification.
- Overdevelopment to a house in a prominent position, within a conservation area.
- The proposal is contrary to HD4 of the NDP.
- Concerns regarding parking.
- No provision for an electric car charging point.
- Issues with maintaining the mix of housing stock, as this would create a larger dwelling than others in the village.

6.2 **1 x letter of support from occupants of Abbots Rest, Village Street, Chilbolton, summarised as follows:**

- The extension at the rear will mirror the existing pergola and is not at all visible from the property or the adjacent areas.
- Converting the loft will not have any impact on occupants, so again raise no objections.
- Occupants feel strongly that extending a property to accommodate extended family is something that should be supported.

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 E5 - Biodiversity

Policy LHW4 – Amenity

7.3 Neighbourhood Plan

Chilbolton Neighbourhood Plan, 2021:
Policy HD4: Design of New Development

7.4 Supplementary Planning Document

Chilbolton Conservation Area Appraisal (2008)

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 for Chilbolton 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**

Single storey rear extension

The application proposes a single storey extension at the rear of the property. This would be flat-roofed with the addition of two roof lanterns. The extension would span the existing width of the dwelling and would protrude to the rear by 5.5m. It would be similar in footprint to the existing pergola situated at the rear of the property. Due to its location on the rear of the property, it would not be seen from Village Street.

8.4 Policy HD4 of the Chilbolton NDP (items a, l, j and iii) require that extensions should complement the rural character of the area and be of a scale and density so as not to have a detrimental impact on the character of the area. Chilbolton PC have raised concerns that the proposal is not in keeping with this policy and would be “overdevelopment”. However, the principal elevation of the dwelling would be largely unchanged from the public realm, and the single storey rear extension would be sited at a low level, and would also be screened from the Chilbolton 7 Public Right of Way by the landscaping at the south-western side of the property, which runs all the way down to the end of the plot, approximately 50m away from the dwelling.

8.5 *Loft Conversion with rear dormers and rooflights to principal roof slope*

These elements of the scheme would also have little impact on the visual appearance of the principal elevation of the dwelling, with the exception of the proposed rooflights. The proposed 4 dormer windows on the rear roof slope are considered to be appropriate in style, and size in order that they would not dominate the existing rear elevation and also maintain the symmetry of the

dwelling when appreciating it from the rear garden. The conservation officer considered that although the number of dormers is quite high, overall they are discreetly located at the rear and well-designed such that they respect the existing composition of the building. The high level landscaping which borders the property would also limit the views of the dormer windows of the property from the Public Right Of Way. The application form submitted with the application states that all materials used in the development would match what is currently used on the existing house which would ensure that the development would not appear incongruous, and it should also be noted that there are examples on the other side of Village Street of dormer windows used on the front elevations of dwellings. Therefore, the proposed dormer windows would not appear incongruous within the streetscene, giving consideration to the location of the proposed dormers, on the rear of the property.

8.6 Two rooflights are proposed on the front roof slope of the property. This change is considered minor in nature, and would not have a significant impact on the character of the area including the conservation area. This element of the proposal is considered to be in keeping with the dwelling and adjacent built form.

8.7 *Garden building*

The structure would be comprised of brick and timber with a torch-felt flat roof and would not be visible from the conservation area or in any public views and would not therefore have an adverse impact on the character of the area. It is not considered to affect the setting of any nearby listed buildings due to its location. Due to its scale and siting in relation to the existing property and to neighbouring properties, the structure is not considered to be overdevelopment of the plot, and there is still sufficient amenity space for the dwelling.

8.8 The application therefore is considered to make a positive contribution to sustaining the significance of the conservation area taking account of its character, appearance and setting and would therefore accord with Policies E1, and E9 of the TVBRLP, and Policy HD4 of the Chilbolton NDP.

8.9 **Impact on amenity of neighbouring property**

By virtue of the single storey nature of the proposed rear extension, it is considered that this would not have a detrimental impact on the amenity of the neighbouring properties. The proposed dormer windows would offer additional views, however they would offer views only of the rear garden of the dwelling which is not considered to have a significant impact on the amenity of the neighbouring property. It should also be noted that this arrangement of windows is common in suburban areas. The proposed rooflights would offer views of the parking area and main road and the small, flat roof, single storey garden building would not have an impact on the neighbouring properties by virtue of its single storey nature and intervening boundary treatment. It is considered therefore that the proposal would comply with Policy LHW4 of the TVBRLP.

8.10 **Impact on ecology**

The application proposes works to the roof of the building to accommodate the dormer windows and rooflights. The dwelling itself is modern, and on site it was noted that the roof tiles, eaves and soffits were in good condition with no gaps which could provide ingress into the building for bats. It is considered therefore that there was not a reasonable likelihood that bats may be utilising the property for roosting purposes and a bat survey was not requested. An informative is included within the recommendation to the permission in the event that bats are found during the works which requires that further advice should be sought from Natural England and/or a professional Ecologist. The proposal is therefore considered to comply with Policy E5 of the TVBRLP.

8.11 **Other matters**

Policy HD1 of the Chilbolton NDP (Housing Scale and Mix) requires that dwellings should only have up to 3 bedrooms, however, Tuxford House already has 4 bedrooms and so in this instance it would not be reasonable to request that the number of bedrooms are reduced to comply with this policy.

8.12 Chilbolton PC refer to paragraph 52 of the NPPF stating that “planning conditions should not be used to restrict permitted development unless there is clear justification to do so. No conditions are proposed with this application which would restrict permitted development rights, and it is not considered proportionate to remove permitted development rights for a proposal of this scale.

8.13 Chilbolton PC also raised a concern in respect of an electric car charging point which is required by Policy HD4 of the NDP. Whilst it is not indicated on the plans, an electric charging point is proposed to be conditioned in order to comply with HD4 of the NDP.

8.14 Chilbolton PC also raised a concern in respect of the Biodiversity checklist – namely Qb on the checklist and that this should have been YES. However, whilst the site is close to Cow Common, it is not one of the development types as listed in footnote 2, and so NO is the correct answer. The PC also queried the answer for Qc which refers to proximity to designated sites. Notwithstanding the checklist, the proposal would not have an adverse impact on priority habitats or designated sites.

8.15 As existing, the property has 4 bedrooms and the application proposes that this remains the same, with one enlarged bedroom on the first floor and a replacement bedroom within the loft conversion. Therefore, this is not a consideration within the terms of this application.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with the policies 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 plans, numbers
3058/05_01_D - PROPOSED REAR EXTENSION AND LOFT CONVERSION – submitted 08.08.2023
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The new rooflights hereby approved shall be of the ‘conservation’ type ie flush to the existing roof covering and thereafter retained as such.
Reason – To ensure the development has a satisfactory impact on the character and appearance of the conservation area in accordance with policies E1 and E9 of the TVBRLP.
4. The new brickwork shall match the surrounding existing brickwork in terms of colour, texture, facebond and mortar.
Reason: To ensure the development has a satisfactory impact on the character and appearance of the conservation area in accordance with policies E1 and E9 of the TVBRLP.
5. Prior to the development hereby permitted being brought into use, an electric vehicle charging point shall be installed at the site and thereafter maintained in perpetuity.
Reason: In the interests of improving sustainability in accordance with policy HD4 of the Chilbolton Neighbourhood Development Plan.

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. No vehicles (including builder’s and contractor’s), machinery, equipment, materials, spoil, scaffolding, skips or anything else associated with the works, use, or occupation of the development, shall be left on or near to Chilbolton Footpath 7 as to cause obstruction, hindrance, or a hazard to its legitimate users. The public retain the right to use the Public Right of Way at all times.

- 3. 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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