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<b>APPLICATION NO.</b>	24/00141/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	22.01.2024
<b>APPLICANT</b>	Mr John Haxforth
<b>SITE</b>	Land adjacent to Jacobs Folly, Braishfield Road, Crookhill, SO51 0QB, <b>BRAISHFIELD</b>
<b>PROPOSAL</b>	Demolish shed and erect dwelling with associated amenities
<b>AMENDMENTS</b>	<ul style="list-style-type: none"><li>- Amended dwelling design and relocation of garden space</li><li>- Planning statement</li></ul>
<b>CASE OFFICER</b>	Nathan Glasgow

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

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## 1.0 INTRODUCTION

1.1 The application is presented to the Southern Area Planning Committee at the request of the local Ward Member.

## 2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is located to the rear of Jacobs Folly, a single storey bungalow fronting Braishfield Road. Jacobs Folly itself is the most northerly dwelling of this small cluster of houses accessed off Braishfield Road, while there are two other smaller dwellings to the rear (west) of Jacobs Folly. The existing barn has historically been used for agriculture and sits between the two residential properties, Bramleys and Drovers Cottage.

## 3.0 PROPOSAL

3.1 Demolish shed and erect dwelling with associated amenities. The existing shed building is single storey in height, while the proposed dwelling would be 1.5 storey in height, with dormer windows and roof lights. The dwelling would occupy the land that the shed currently sits on. Additional outbuildings will be removed as part of the scheme, to provide outside amenity space.

## 4.0 HISTORY

4.1 21/02628/FULLS – Change of use to dwelling (now known as Bramleys) (retrospective) – Permission subject to conditions

## 5.0 CONSULTATIONS

5.1 Ecology – Objection on basis of HRA required to consider impacts to off-site ecology.

*Case Officer note: Written confirmation provided by the Ecology Officer that the objection is solely for the purposes of the HRA (for New Forest and Solent/Southampton SPA) and not for on-site ecology.*

5.2 HCC Highways – No objection.

5.3 Natural England – No objection subject to securing mitigation.

6.0 **REPRESENTATIONS** Expired 15.03.2024

6.1 First round of public consultation:

**Braishfield Parish Council – Objection**

- The dwelling is not within the settlement boundary and includes an area of the field as a garden.
- Size and scale of the dwelling is substantial in relation to the plot (VDS pg. 36, G3).
- Proposed design does not match the surrounding buildings (VDS pg. 36, G9).
- Overlooks neighbouring properties.
- Inconsistencies in relation to allocated parking spaces.

6.2 A further three letters of objection were received during the first round of public consultation:

- Dwelling would sit approximately halfway along the total boundary of Brookeswood House.
- Brookeswood House sits on a raised elevation and would look down on the upon the proposed development.
- Current 'stable' block has a corrugated and aged ridge line which blends unobtrusively and sympathetically with the overall vista of surrounding countryside and is currently only appearing modestly above the existing fence line.
- Development would add significant mass and scale obscuring both light and existing outlook.
- Proposed ridge is 50% higher than the existing ridge height.
- Apertures on southern aspect would overlook Brookeswood House.
- Trees shown on drawings do not currently exist.
- What is the need? How many dwellings do we need within the same land / footprint?
- If permitted, there is concern of replication throughout the village.
- Contrary to Village Design Statement.
- Similar to Little Beeches application which was refused and dismissed at appeal.

- Vehicle movements and parking – Bramleys granted permission with two spaces, but now only shown as one. Not enough spaces for 4 parked cars.
- Irregularities in the application form.
- Overdevelopment that will set a precedent.
- TPO located in the south-west corner.

6.3 Second round of public consultation:

**Braishfield Parish Council** – No objection “subject to the comments from the neighbour (Brookeswood House) are fully considered before any decision is made”.

6.4 A further four letters of objection were received following the second round of consultation:

- Overdevelopment and further backland development on plot of land with 4 dwellings that are not self-contained.
- 2 parking spaces even though the property is designed for at least 3 people.
- Entrance to site is on a hill with limited visibility to the south.
- Erosion of countryside.
- Out of character with the area.
- No detailed plans or topographical plans showing datum levels to verify claims on height.
- The garden now showing to the west rather than the north would still be in land designated as countryside. Also, we question the access path to the north as it too appears to be outside the settlement boundary.
- Endorse concerns of overlooking and overdevelopment.
- House height increases substantially compared to existing barn.

One of the objections was focussed upon the Planning Statement received 23.02.2024:

- Unsure on relevance on description of the area of ‘generous plots and substantial properties’.
- Views from the south and along Brookeswood House are not shielded and wouldn’t be a ‘glimpse’.
- Dwelling would be consistent with existing on site if kept to one-storey and no windows facing south.
- No original document on the application referring to an initial proposed design with a 7m ridge.
- Rear (south) elevation is not irrelevant to Brookeswood House – it is not a ‘distant view’.
- Presence of tennis court is irrelevant.
- Inconsistencies of proposed ridge height.
- Overlooking needs to be carefully considered in both directions.

6.5 Two letters of support were also received within the second round of consultation:

- Design is in-keeping with existing buildings on site.
- No loss of light to neighbouring properties.
- Should Brookeswood House replace their lost trees?
- Parking provision is sufficient.
- Application for agricultural barn on adjacent land is not material / relevant to this application.
- TPO area is sufficient distance from application site.
- Proposed boundary treatment will provide privacy to all occupants.
- Matching materials to existing dwellings on site.
- There is a building there now, and this would just replace it, and is not another large house which is what everyone else seems to build in the village.

## 7.0 **POLICY**

### 7.1 Government Guidance

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
Habitats Regulations 2017

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

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 Standards

### 7.3 Neighbourhood Plan

Braishfield Neighbourhood Plan – Area designation approved 23 October 2023.

### 7.4 Supplementary Planning Documents (SPD)

Braishfield Village Design Statement.

## 8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on character and appearance of the area
- Impact on biodiversity
- Impact on residential amenities
- Impact on highway safety
- Braishfield Village Design Statement

## 8.2 Principle of development

Policy COM2 of the Revised Local Plan seeks to restrict development to areas of settlement (as defined by the Inset Maps of the local plan), unless the proposed development is considered to be either a) *appropriately* located in the countryside, as set out in policies COM8-COM14, LE10 or LE16-LE8, or is otherwise b) *essential* to be located in the countryside.

8.3 The proposed scheme consists of development that is sited both in and out of the settlement boundary.

8.4 The proposed dwelling would be sited entirely within the settlement boundary and is therefore acceptable in principle provided the scheme also accords with other relevant planning policy.

8.5 However, the proposed outdoor garden space is to be sited in the countryside, as is a small path providing access to the front door / porch. This area, directly to the side (west) of the proposed dwelling, currently accommodates a number of sheds and container structures, with the suggestion from the applicant being that the area is “previously developed land”. Notwithstanding this, these areas are located in the countryside and this part of the development needs to be assessed in line with the requirements of Policy COM2. The proposed garden space is not considered to be a type of development that is appropriately located as set out by those policies listed above, and so an assessment of it being *essential* is required.

8.6 The local plan does not explicitly define what development types are *essential*, assessments are therefore made on a case-by-case basis. In this instance, the garden space would provide the future occupants of the dwelling with outdoor amenity space (in line with Policy LHW4), which otherwise would not be available to the dwelling. The relocation of the outdoor space from the north (open field) to the west (the location where the existing buildings are in situ) is also of benefit to the scheme, reducing the level of built development within the countryside to the north.

8.7 It is therefore considered that the proposed outdoor garden space and path are an essential form of development, providing adequate and necessary outdoor amenity space and access to the future occupants of the dwelling. The development, both the dwelling and residential garden accord with Policy COM2 of the Revised Local Plan.

## 8.8 Impact on the character and appearance of the area

### Visual impact

The existing barn is located to the rear (west) of Jacobs Folly and Bramleys, approximately 75m from the site entrance. Braishfield Road is the only possible public vantage point in the immediate area, with the north occupied by agricultural fields, the west covered by woodland and agricultural fields, and the south occupied by private residential properties. The application site is not visible from the vehicular site access due to the ‘dogleg’ of the access track.

8.9 To the north of the application site is an agricultural field of varying levels; the application site sits at a higher level than the northern stretch of Braishfield Road. Notwithstanding this, views of the application site from Braishfield Road are limited to glimpsed views. At present, views are available of Jacobs Folly, due to its siting closer to the road, but these views are taken through the vegetative boundary of the agricultural field. Jacobs Folly is not a dominant feature within the existing street scene. The barn that is proposed to be demolished is less visible than Jacobs Folly, and even with the dwelling being higher than the building it is replacing and the domestic appearance of the proposed dwelling, it is considered that the dwelling would not be any more of a dominant feature than the existing built form on the application site, due to its siting, location and modest scale.

8.10 Design

The existing barn is single storey with a footprint of 85m<sup>2</sup>. It is of no architectural merit and is in a distressed condition. The proposed dwelling would utilise a smaller footprint (68m<sup>2</sup>), although its ridge height would be approximately 1.8m higher and would provide accommodation at ground and first floor. The dwelling would utilise similar materials (timber cladding, slate tiles) to the adjacent dwellings of Bramleys and Drovers Cottage, which are also considered to reflect the wider rural setting.

8.11 The design and materials of the dwelling reflect the immediate character of the site and that of the wider area and is in no way a dominant feature in the immediate area due to its size or scale. The dwelling is considered to result in a high-quality development, particularly when compared to the existing barn, and is in accordance with Policy E1 of the Revised Local Plan.

8.12 Due to the site's proximity to, and being partially within the countryside, it is considered appropriate to request for further details in relation to landscaping (both soft and hard landscaping). A condition is recommended requiring details for means of enclosure, hard surfacing materials, and planting plans. Subject to this condition, the scheme is considered to be in accordance with Policy E1 and E2 of the Revised Local Plan.

8.13 **Impact on biodiversity**

On-site ecology

An ecological assessment (4Woods Ecology, January 2024) has been carried out, confirming that there is no evidence of bats or nesting birds being present. No other notable species are likely to occur within the proposed development site due to the lack of habitat, being dominated by hardstanding/compacted ground. Due to the lack of any crevices or voids, and absence of any evidence of bats in the interior, the building is currently considered to have negligible potential suitability for bat roosts.

8.14 The building interiors are well used by birds for nesting, including passerine species. Given the legal protection afforded to nesting birds, the proposed demolition will be completed outside of the bird nesting season (i.e., avoid March- August, inclusive). Mitigation is proposed at the site for bird species which rely on buildings for nesting (i.e., Swallow and House Sparrow).

8.15 Where lights are essential, the design will be carefully considered to ensure they do not result in a significant impact on foraging bats, and other wildlife in the local area. Given the potential for external lighting to have a significant impact on foraging and commuting bats (due to the proximity to the Mottisfont Bats SAC), a condition is recommended requiring the submission of a detailed lighting scheme prior to the installation of any lighting.

8.16 Off-site ecology  
Biodiversity Net Gain

Under the Environment Act 2021, Biodiversity Net Gain has now become a mandatory requirement for certain developments. The Act stipulates a requirement for a minimum 10% increase in the biodiversity value for all applicable developments. Guidance has already been published by Natural England to guide developments towards achieving net gain, with the mandatory Biodiversity Net Gain metric developed and published by Natural England. The mandatory version of the metric and guidance is available through the Natural England website. However, the application was submitted prior to 2<sup>nd</sup> April 2024 and therefore, consideration of BNG is not required.

8.17 Mottisfont Bats

The property is within 7.5km of the Mottisfont Bats SAC (Special Area for Conservation) which is an internationally designated site, and as such, is protected under the EU Habitats Directive, and subsequently under the Conservation of Habitats and Species Regulations 2017. As a result of research, suitable habitats (e.g., hedgerows and trees) within 7.5km of the site are considered important for foraging, commuting and roosting opportunities for this species. Any removal of trees, woodland or hedgerows should be avoided and, where it is required, appropriately mitigated to prevent an adverse impact on this internationally protected site. The proximity of the property to this protected site also increases the likelihood of bats being present and readily utilising features within existing buildings on site.

8.18 The application is supported by an Ecological Impact Assessment which sets out that harm to bats is not likely, with further enhancements and mitigation in place for biodiversity. Natural England have been consulted on the scheme and raise no objection.

8.19 New Forest SPA

In line with Policy E5 and Section 11 of the NPPF, consideration should be given to potential implications on international designations. The development would result in a net increase in residential dwellings within 13.6km of the New Forest SPA. This distance defines the zone identified by recent research where new residents would be considered likely to visit the New Forest. The New Forest SPA supports a range of bird species that are vulnerable to impacts arising from increases in recreational use of the Forest that result from new housing development. While clearly one new house on its own would not result in any significant effects, it has been demonstrated through research, and agreed by Natural England (the statutory nature conservation advisors) that any new increase (even single dwellings) would have a likely significant effect on the SPA when considered in combination.

8.20 To address this issue, TVBC has adopted an interim mitigation strategy whereby a scale of developer contributions of £1,300 per new dwelling has been agreed, that would fund the delivery of a new strategic area of alternative recreational open space that would offer the same sort of recreational opportunities as those offered by the New Forest. This payment is the subject of a legal agreement that is awaiting completion.

8.21 Southampton and Solent SPA

The River Test and its major tributaries flow into the Solent. The Solent and Southampton Water SPA region is one of the most important for wildlife in the United Kingdom and is protected by UK and European law. There are currently high levels of nitrogen and phosphorus input into this water environment and there is evidence to suggest that this is having a detrimental impact on the biodiversity of this area. Housing and other certain types of development are currently contributing negatively towards this issue and there is evidence that further development, without mitigation, would exacerbate this impact.

8.22 The application proposals being to create a new dwelling would subsequently be required to be nitrate neutral. A nitrate calculation has been submitted with the application which demonstrates that the proposal would generate an additional nitrate load, whereby mitigation is required. The applicant has sought to overcome the additional nitrate loading by purchasing nitrate credits direct from the Council. This purchase is subject to a current legal agreement that is awaiting completion.

8.23 The application is not considered to be, subject the completion of a legal agreement, harmful to protected species or habitats, either on-site or off-site. Therefore, the application is considered to accord with Policy E5 of the Revised Local Plan and the Habitats Regulations 2017.

8.24 **Impact on residential amenities**

The application site borders three properties, Bramleys and Drovers Cottage, which are within the same 'complex', and Brookeswood House to the south. Further consideration is given to future occupants.

8.25 Bramleys

Bramleys is a single storey detached dwelling directly to the east of the application site, and currently has no boundary treatment separating the site from the existing barn. The dwelling is at a sufficient distance where a loss of light would not occur, while the side (east) elevation proposes only a ground floor window, resulting in no overlooking. It is considered the occupants of Bramleys would not be subject to a loss of amenity were planning permission to be granted.

8.26 Drovers Cottage

To the south-west of the proposed dwelling is Drovers Cottage, again a single storey detached dwelling. The proposed dwelling is at a distance and orientation where a loss of light or overlooking would not occur. The proposed siting of the garden is proposed to be closer to Drovers Cottage than originally submitted, but the proposed boundary treatment is considered to be an



effective and appropriate intervening boundary treatment, such details will be secured by condition. It is considered that the occupants of Drovers Cottage would not be subject to a loss of amenity.

8.27 Brookeswood House

Brookeswood House is a large, detached dwelling south of the application site. The proposed dwelling and the barn that it is proposed to replace are both approximately 40m to the north, and as such, there would be no loss of light to the occupants of Brookeswood House. Furthermore, this separation distance is such that the potential for overlooking or perceived overlooking would not be a concern.

8.28 The rear (south) elevation of the proposed dwelling includes two first floor windows that will serve en-suites – these windows would be obscure glazed and closed (as secured by condition). Two roof lights will also be installed on the southern roof slope, but the applicant has provided a section drawing showing the bottom sill of the roof lights would be 1.7m in height (the minimum requirement for the installation of roof lights / windows under permitted development). In addition, Brookeswood House is set at a higher level than the application site, further reducing the potential for overlooking from the application site.

8.29 It is also considered that, due to the provision of obscure glazed windows and roof lights, the occupants of the proposed dwelling would not be subject to overlooking from Brookeswood House.

8.30 The occupants of Brookeswood House have also raised concern in relation to their outlook, and the dominant appearance of the roof of the dwelling that would arise. Private views are not a material planning consideration, and it should be noted that a number of large trees have recently been removed from this boundary, exposing this outlook. However, it is undeniable that the proposed dwelling would be more visible than the existing barn due to its increased ridge line, but this in itself is not harmful, particularly when taking into consideration the separation distance between these properties as outlined in para 8.26 above. Furthermore, the case officer visited Brookeswood House to further consider this matter. It is clear that the existing open outlook from this property to the fields and woodland to the north and north-west would be reduced slightly across the width of the proposed dwelling due to the increased height of the proposed building, but this change would not result in harm to the occupants' outlook at Brookeswood House.

8.31 The windows of the proposed dwellings would be visible, but they would not result in overlooking to the garden areas of Brookeswood House or to habitable rooms, and the increase in the ridge line is not considered to result in an overbearing feature to those occupants due to the separation distance. Taking into consideration the above matters, it is considered that the occupants of Brookeswood House would not be subject to a loss of amenity, to unacceptable levels.

### 8.32 Future occupants

The proposed dwelling would provide two first floor bedrooms of adequate size, with windows at both the front and rear providing adequate lighting. It has already been assessed above that the occupants of the proposed dwelling would not be subject to a loss of privacy from Brookeswood House. The garden space is of an adequate size and will be screened from neighbouring properties following the implementation of the proposed boundary treatment. It is considered that the future occupants of the dwelling would not be subject to a loss of privacy or amenity. Taking into consideration all of the matters summarised above it is considered that the proposal would accord with Policy LHW4 of the Revised Local Plan.

### 8.33 **Impact on highway safety**

The application site is accessed directly from Braishfield Road via an existing access track that serves Jacobs Folly, Bramleys and Drovers Cottage; this access is to be retained and unaltered. The Highways Officer is satisfied that the proposal would not lead to any material detrimental impact upon the safety and efficiency of the public highway network and assesses that the internal site layout is adequate with sufficient space for the safe and efficient manoeuvring of vehicles.

8.34 The proposed dwelling would provide three bedrooms, which as set out in Annexe G of the Revised Local Plan, requires a minimum of two off-road parking spaces. These two spaces are provided, and the minimum requirement is therefore met.

8.35 Members of the public have highlighted that the parking provision is not met, due to the supposed loss of a parking space at Bramleys, as set out on the approved plans. The parking provision at Bramleys is not subject to consideration of this planning application. It is acknowledged that the planning application at Bramleys (21/02628/FULLS) shows a provision of two spaces, but Bramleys is a one-bed dwelling, and Annexe G sets out that one-bed dwellings shall provide 1 parking space. The minimum parking standards as set out in the Revised Local Plan are met and the scheme accords with Policies T1 and T2 of the Revised Local Plan.

### 8.36 **Braishfield Village Design Statement**

The local VDS sets out the distinctive characteristics of the area and outlines design guidance for development within the relevant area(s). The Braishfield VDS has a number of guidelines that it seeks for development proposals to consider. Those relevant to this scheme are assessed below.

### 8.37 G3: New development should be proportionate to its plot, neighbouring buildings and sit comfortably in the immediate street-scene.

The proposed development would not have any significant adverse impact upon the street scene due to its siting and location. The quantum of development is however considered to be proportionate to its plot and to neighbouring buildings.

- 8.38 G6: The use of traditional materials and methods, where appropriate, should be encouraged.  
The material palette that has been submitted is considered to be appropriate and acceptable for a development of this size, scale, and location.
- 8.39 G7: New development should be supported by an appropriate landscaping scheme that reflects the character of the immediate area and the rural nature of the village.  
The submitted block plan shows a level of landscaping that is proposed to be carried out with the development. However, a condition is also recommended requiring additional details in respect of landscaping.
- 8.40 G8: Any new development should minimise its impact on the wider environment by using sustainable, non-polluting materials and energy efficient design. Renewable energy equipment should be positioned so as to blend in with the local street scene.  
Details of renewable energy equipment are not required as part of the application, but nonetheless, the siting of the dwelling is such that there is no impact upon the local street scene. The materials used are not considered to be pollutants, while the dwelling has been designed such that it is a modern and therefore thermal efficient building.
- 8.41 G9: Any new building design needs to maintain local roof lines, take account of local architectural details and either incorporate them or blend in with them.  
The proposed ridge line of the dwelling would be higher than the existing barn, and of those neighbouring dwellings. However, these dwellings have a limited impact upon the street scene and character of the area. Further afield, along the linear pattern of dwellings to the south, are a row of varying designs, sizes and scales of housing. The raised ridge line is not considered to be out of character and has a very limited impact upon the street scene and given its lower site level than those dwellings to the south, maintains the local roof lines that are prevalent along Braishfield Road. Materials proposed are akin to those dwellings in proximity and takes account of those details.
- 8.42 G10: Architectural improvements and innovative design should be allowed as long as they are in sympathy with the village and the rural nature of its surrounds.  
The proposed dwelling is not considered to be an innovative design but is a clear architectural improvement on the current barn. This carries significant weight. Furthermore, the size, scale, design, and materials used are considered to be sympathetic to the village and immediate locality.
- 8.43 G14: Native species hedges are preferable to fences, or to hedges of non-native species.  
The landscaping condition requires the boundary treatment to be of a native species.

8.44 **Other matters**

As noted above in section 6, letters of both objection and support have been received, and those objections are assessed below. Those that have been covered in the body of the report are not duplicated below.

8.45 The dwelling is not within the settlement boundary and includes an area of the field as a garden.

The dwelling would be located in the settlement boundary. The garden area (since relocated to the west) is in the countryside, but it is considered that this is an essential form as a dwelling is being constructed.

8.46 Village Design Statement.

The scheme has been assessed in relation to the VDS (paragraphs 8.36 – 8.41) and it is not considered to be contrary to the guidelines.

8.47 Trees shown on drawings do not currently exist.

This references the trees within the boundary of Brookeswood House, and not the application site. The removal of these trees was not carried out by the applicant, and the assessment of neighbouring amenity has been taken on the current situation of there being no trees. The occupant of Brookeswood House is able to replant along the boundary where they deem necessary.

8.48 What is the need? How many dwellings do we need within the same land / footprint?

'Need' is not a requirement in the assessment of the planning application, as the dwelling would not be located within the countryside. The need for the garden space has been assessed and is considered to be essential for the development to proceed. The scheme seeks the removal of poor quality and redundant barn that adds nothing to the character of the area. Its replacement with a high-quality dwelling is considered to be an improvement. There is no requirement in relation to the obligation for small or large dwellings to be provided, and neither is there any limit as to how many dwellings occupy a site – each case is considered on its own individual merits.

8.49 If permitted, there is concern of replication throughout the village.

The construction of a dwelling would require planning permission and any application would be assessed on its individual merits. There is no 'precedent' in planning terms. As outlined above, the development is considered to be compliant with the relevant policies of the Revised Local Plan.

8.50 Similar to Little Beeches application which was refused and dismissed at appeal.

The application at Little Beeches that is referred to (19/01620/FULLS) sought the construction of two dwellings to the rear of the existing dwelling. This was refused due to the change in appearance and character of the enclave of dwellings along Braishfield Road, and for the adverse living conditions on future occupants.

8.51 Vehicle movements and parking – not enough spaces for 4 parked cars (including Bramleys).

The Highways Officer is content with the scheme as proposed. As above, the layout of Bramleys is not relevant to this planning application, but nonetheless there is no requirement for four parking spaces. Bramleys is only required to provide a single parking space, and this is provided.

8.52 Irregularities in the application form.

The application form is part of the planning application that was registered and validated. The information from the application form is a consideration of the application and any irregularities that may arise are raised and assessed during the application and informs any recommendation that is made.

8.53 Overdevelopment that will set a precedent.

The term overdevelopment has not been quantified, and there is not a formal definition that describes it either. Overdevelopment is generally used when an accumulation of issues arise that determines a scheme to be unacceptable. However, this scheme sees no harm to highway safety, residential amenities, size, scale, and massing, and impact on the character of the area. It is not considered that the scheme results in overdevelopment. As set out in 8.47 above, there is no precedent in planning terms.

8.54 TPO located in the south-west corner.

The existing site is developed land, with no trees on or surrounding the application site. The TPO is located beyond Drovers Cottage, and therefore there would not be any impact upon the protected trees.

8.55 Overdevelopment and further back-land development on plot of land with 4 dwellings that are not self-contained.

As above, the application is not considered to be overdevelopment. It is also not considered to be back-land development as the site is not in the garden of an existing dwelling but is within an existing developed site containing two neighbouring properties.

8.56 Entrance to site is on a hill with limited visibility to the south.

The entrance to the site exists and is currently used by the three dwellings and the agricultural / business uses that are currently on site. The provision of a dwelling to replace the existing barn, on an existing access, is not considered to result in harm to highway safety.

8.57 Erosion of the countryside.

The proposed dwelling is in the settlement, not the countryside. The proposed garden space is in the countryside but would see the removal of unsightly containers and sheds and replaced with a garden area bounded by native hedgerow. This is considered to be an improvement to the countryside setting.

8.58 Out of character with the area.

The character of the area is that of the existing single storey dwellings, the large barn subject to this application and the surrounding fields to the north. The proposed dwelling would improve the visual appearance of the site following the removal of unsightly containers and sheds. Further afield, the wider area is characterised by the large dwellings along Braishfield Road. The dwelling is not a dominant feature either within the site or the wider street scene and is a design of high-quality.

8.59 No detailed plans or topographical plans showing datum levels to verify claims on height.

It is considered that a topographical plan is not required to assess this scheme, as the proposal seeks the replacement of an existing building on the same footprint. The site levels are available to be seen on-site. Notwithstanding this, it is considered appropriate to ensure proposed site levels are submitted via condition, to ensure a satisfactory relationship between the new development and the adjacent buildings and to ensure land levels do not change prior to construction taking place.

8.60 The access path to the north appears to be outside the settlement boundary.

It is assumed this means the formal access into the front door / porch of the proposed dwelling. This path would be outside the settlement and is considered above.

8.61 House height increases substantially compared to existing barn.

The ridge height of the dwelling would be higher than the existing barn (approximately 1.8m). This increased height has been assessed in relation to both residential amenity and the impact on the character and appearance of the area; no harm is found to have been caused.

8.62 Views from the south and along Brookeswood House are not shielded and wouldn't be a 'glimpse'.

The case officer has viewed the application site from the relevant areas of Braishfield Road (both north and south directions) and it is not considered that the dwelling would be a dominant or focal feature within the street scene. When viewed from the south, the dominant features are those dwellings along Braishfield Road and the verdant nature of boundary treatments. The application site is at a lower site level than the houses to the south, further reducing any vantage point of the new roof line through any gaps in housing.

8.63 Dwelling would be consistent with existing on-site if kept to one-storey and no windows facing south.

There is no requirement for new dwellings to match existing dwellings, in size, scale, or design. It is assessed on its own merits. It is accepted that the dwelling would create a higher ridge line than the neighbouring properties, but this is not considered to result in harm to the character of the area or of neighbouring amenities. The windows facing south are obscure glazed and to be closed shut.

8.64 No original document on the application referring to an initial proposed design with a 7m ridge.

This refers to a pre-application advice scheme that was submitted to the Council for feedback. It is not for consideration of this current scheme.

8.65 Rear (south) elevation is not a 'distant view' from Brookeswood House.

The distance between the proposed dwelling and Brookeswood House is approximately 40m apart. Brookeswood House is set at a higher level than the application site, minimising any impact that the increase in height would provide. The views from Brookeswood House are not considered to be impacted detrimentally, particularly to "unacceptable levels". As highlighted above in para. 8.29, private views are not a planning consideration.

## 9.0 **CONCLUSION**

9.1 The application is considered to accord with the Test Valley Borough Revised Local Plan (2016) and is therefore acceptable.

## 10.0 **RECOMMENDATION**

### **PERMISSION subject:**

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:**

**Location Plan - 5062-P-01**

**Proposed Plans - 5062-P-03 J**

**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 be those as listed on the approved plan drawing ref. 5062-P-03 J, unless otherwise approved in writing by the Local Planning Authority.**

**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. **No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include:**

- i) means of enclosure;**
- ii) hard surfacing materials;**
- iii) planting plans;**
- iv) written specifications (including cultivation and other operations associated with plant and grass establishment);**

- v) schedules of plants, noting species, plant sizes and proposed numbers/densities (planting shall be of native species);
- vi) programme of implementation, management and maintenance

The landscape works shall be carried out in accordance with the approved details and the implementation programme.

Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

5. No development shall commence until details, including plans and cross sections, have been submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp-proof course in relation thereto. Development shall be undertaken in accordance with the approved details.

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings and amenity areas in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

6. Development shall proceed in accordance with the measures set out in Section 4 of the 'Bramleys, Braishfield Road, Crookhill, Hampshire 'Ecological Impact Assessment (4Woods Ecology, January 2024). Thereafter, mitigation and enhancement features 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 Borough Revised Local Plan (2016).

7. No external lighting shall be installed unless in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights/luminaires and a light spread diagram.

Reason: To safeguard the visual amenities of the area, in the interest of protected species and to safeguard the residential amenities of neighbouring properties in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E5 and LHW4.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-C shall take place on the dwellinghouse hereby permitted or within their curtilage.



**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM2.**

- 9. The first-floor windows serving the en-suites in the southern elevation of the development hereby permitted shall be fitted with obscured glazing and shall be non-opening, 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 Test Valley Borough Revised Local Plan (2016) Policy LHW4.**

- 10. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.**

**Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**

- 11. In the event that contamination is found at any time during demolition and/or construction works, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be suspended on the affected part of the site until a remediation scheme for dealing with that contamination has been submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to and approved by the Local Planning Authority prior to the site being brought in to use.**

**Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**

- 12. On the day on which the dwelling hereby permitted is first occupied for residential purposes, the existing buildings on the application site shall cease to be used for any purpose, and within three months of that day, those existing buildings shall be demolished and the resultant materials cleared from the site in accordance with details to be submitted and approved in writing with the Local Planning Authority.**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM2 and E1.**

- 13. The development hereby approved shall not be occupied or brought into use until the car parking spaces have been provided in accordance with the approved plans. The area(s) of land so provided shall be retained at all times for this purpose.**

**Reason: To ensure sufficient off-street parking has been provided in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T2 and in the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**

**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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