
APPLICATION NO.	24/01831/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED APPLICANT SITE	07.08.2024 Mr And Mrs Winner 24 Bossington Close, Rownhams, Southampton, SO16 8DW, NURSLING AND ROWNHAMS
PROPOSAL	Single storey rear extension with flat roof and sky lantern
AMENDMENTS	None
CASE OFFICER	Mr Simon Branston-Jones

Background paper (Local Government Act 1972 Section 100D)
[Click here to view application](#)

1.0 INTRODUCTION

1.1 The application is presented to SAPC at the request of a local ward Councillor.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is a two-storey detached dwelling located in Rownhams.

3.0 PROPOSAL

3.1 Single storey rear extension with flat roof and sky lantern.

4.0 HISTORY

4.1 12/12/2023 - 23/02434/FULLS - Erect two-storey and single storey rear extension – Permission subject to conditions and notes.

4.2 01/12/2023 - 23/02433/FULLS - Single storey rear extension - Permission subject to conditions and notes.

5.0 CONSULTATIONS

5.1 Trees – No response received.

6.0 REPRESENTATIONS Expired 30.08.2024

6.1 Nursling and Rownhams Parish Council – Objection – Key points summarised as follows:

- Impact on adjacent property is significant – Darkens kitchen and destroys view.

6.2 Four Third Party Objections - Key points summarised as follows:

- Application states work has not yet started but work is in progress.
- Building exceeds previous permitted height
- Height is out of character
- Will other 'non-compliant' alterations be made?

- Additional height does not appear to serve any functional purpose
- Building already approximately 50cm higher than plans show
- Precedent could be set encouraging retrospective applications

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)(RLP)

Policy COM2 – Settlement Hierarchy

Policy E1 – High Quality Development in the Borough

Policy E2 – Protect, Conserve and Enhance the Landscape Character of the Borough

Policy E5 – Biodiversity

Policy LHW4 – Amenity

Policy T2 – Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on character and appearance of the local area
- Impact on biodiversity
- Impact on amenity
- Impact on parking standards

8.2 **Principle of development**

The application site is located within the settlement boundary of Rownhams. In accordance with Policy COM2 of the Revised Local Plan development is considered to be acceptable in principle provided that the proposal is in accordance with other relevant policies contained within the Local Plan. The proposal is assessed against the relevant policies below.

8.3 **Impact on character and appearance of the local area**

The application site is located in a cul-de-sac within an established residential area. Dwellings within the area differ in design and size and many have been extended, however the external materials used on these dwellings is similar. The application site itself is a detached two storey dwelling with an attached single garage, with hanging tiles to part of the first floor (front and part side) elevations.

8.4 The proposed extension is located to the rear of the dwelling, taking into consideration the extension's location at the rear of the property as well as its proximity to neighbouring properties it is unlikely to be visible from any public views from Bossington Close. The rear garden is enclosed by 1.8m close boarded fencing, a hedgerow and mature protected trees. This rear boundary does back onto Bakers Drove, but due to the single storey nature and flat-roofed design of the proposal it is also considered unlikely that any public view will be available from Bakers Drove and any glimpsed views of the extension would be seen in the context of the existing residential development. Irrespective of the lack of public views available, the external materials used will match those of the existing dwelling and the design is considered to relate well to the existing dwelling in design terms.

8.5 The proposal will have a neutral impact on the character and appearance of the area in accordance with Policy E1 of the Revised Local Plan.

8.6 **Impact on landscape character**

The application has been supported by a comprehensive Tree Survey Report, Schedule and Constraints Plan. The Council's Tree Team have been consulted as part of the application process and no response has been received at the time of writing this report. However, it is considered that potential impacts on trees are no different to those of considered under previous (permitted) applications 23/02433/FULLS and 23/02434/FULLS where no objection was received (subject to conditions) the same conditions have been applied to this application. Subject to the above condition being met, the proposal will have a neutral impact on the landscape character of the area in accordance with Policy E2 of the Revised Local Plan. Any additional comments received from the Tree Officer will be presented to members within the Committee update paper.

8.7 **Impact on ecology**

The application has been supported with a Preliminary Roost Assessment that concludes that although the building has some external roosting features, the proposal will retain these features, and will have no impact on bats or their roosts. This assessment makes some recommendations for enhancements and these will be secured via condition. Subject to the condition being met, the proposal is unlikely to result in any harm to protected species and is in accordance with Policy E5 of the Revised Local Plan.

8.8 **Impact on the amenity of neighbouring properties**

The proposal has the potential to impact on the amenity of the two neighbouring properties located to the northeast (19 Bossington Close) and southwest (22 Bossington Close),

8.9 Noise

The proposal is a single storey rear extension that will create an open-plan living / dining / kitchen area. It is considered unlikely that the proposal will result in any increase in noise levels over those that currently exist. There will be the potential for noise disturbance during the construction phase of the development, but such disturbance is not unusual, is short lived and would not justify withholding planning permission.

8.10 Privacy

Due to its single storey nature and lack of any side facing windows the proposal will not result in any additional overlooking opportunity.

8.11 Daylight / Sunlight / Outlook

Due to the proposal's single storey nature, the distance between the proposal and the neighbouring property to the southwest (22 Bossington Close) and the existing boundary treatment the proposal is considered to have no significant adverse impact on the property (both internally and externally) in terms of loss of daylight or sunlight.

- 8.12 The property to the northeast (19 Bossington Close) is at a slightly higher elevation than the application site. This further reduces any impact on potential sunlight level reduction, and although some reduction in sunlight levels at certain times of the day are likely, it is considered that any such reduction will not be to unacceptable levels and result in harm that would warrant a refusal of planning permission.
- 8.13 It should also be noted that the difference between the overall height of the proposed extension and that of the single storey rear extension permitted under 23/02433/FULLS, when measured from the existing first floor window sills or roof, is identical. The difference in total height is that the pre-existing patio was considered 'ground level' under 23/02433/FULLS. Due to the sloping ground and subsequent removal of the patio, the overall height has increased due to the change of levels within the site. The net impact on neighbouring amenity in terms of loss of light is no different to that approved under 23/02433/FULLS, and likely less than the two storey and single storey rear extension granted permission under 23/02434/FULLS (two-storey and single storey rear extension).
- 8.14 The upper portion of the side elevation will be above the existing fence height, this is exaggerated by the differences in levels between the two properties. This will alter the outlook from the neighbouring garden area and to a lesser extent from within the neighbouring kitchen. This 'change' to the existing outlook is not considered to result in any significant adverse overbearing impact.
- 8.15 The proposal will have an impact, but it is considered unlikely to have any significant detrimental adverse impact on the living conditions of neighbouring properties. The proposal is therefore considered to be in accordance with Policy LHW4 of the Revised Local Plan.
- 8.16 **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 Revised Local Plan.
- 8.17 **Other Matters**
The loss or change to a private view is not a material planning consideration. The loss or alteration of a private view is unfortunate but is often a consequence of development. In this case it has been concluded that though the proposal would be at least partially visible from neighbouring dwelling, this will not result in significant adverse harm to their residential amenities. The loss of this view can be afforded very little, if any weight in the determination of the application.
- 8.18 Concerns have been expressed about the retrospective nature of the planning application. Section 73A of the Town and Country Planning Act 1990 allows for planning permission to be granted were development has been carried out before the date of the application. Any such application is considered on its own merits in the same way as it would have been if the development had not yet commenced. The planning application has, as set out above, been considered on its own merits.

9.0 **CONCLUSION**

9.1 The proposal is considered to be in accordance with the Test Valley Borough Council Revised Local Plan (2016).

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:
Site Location Plan
Block Plan - 02728 A
Proposed Floor Plans - 02725 B
Proposed Elevations - 02726 B
Tree Protection Plan - AS_1006_100
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 development hereby approved shall be undertaken in full accordance with the provisions set out within the Arb-Solute Arboricultural Impact Appraisal and Method Statement reference AS_1006_300 dated September 2023. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.
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.**
4. **Development shall proceed in accordance with the measures and recommendations set out in the 24 Bossington Close, Rownhams SO16 8DW Preliminary Roost Appraisal (PRA) report Reference V1 18/09/2023, unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the mitigation and enhancement features shall be permanently maintained and retained in accordance with the approved details.
Reason: To ensure the favourable conservation status of the protected species and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).**

Notes to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
 - 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during the development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
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