
APPLICATION NO.	19/00649/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	13.03.2019
APPLICANT	Mr Hughes
SITE	8 Croft Avenue, Andover, Hampshire, SP10 2EL, ANDOVER TOWN (WINTON)
PROPOSAL	First floor side extension over existing garage, two storey rear extension, to provide additional living space, and replace flat roof of existing front single storey extension to pitched
AMENDMENTS	
CASE OFFICER	Miss Katherine Dowle

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is located on Croft Avenue which consists of a number of detached properties of varied form and character. Along the north-east side of the street the properties are set in a line parallel to the road, with driveways to the front of properties. No.8 Croft Avenue and the neighbouring property to the south-east, No.6 Croft Avenue, are two storey buildings while the neighbour to the north-west, No.10 Croft Avenue, is a bungalow. There is a large area of hard standing along the site frontage providing space for several cars to park.

3.0 PROPOSAL

3.1 A first floor side extension is proposed which would include replacement of the existing cat-slide roof. The single storey flat-roofed extension at the front of the property is proposed to have a pitched roof. To the rear of the property, a two storey and single storey rear extension is proposed across the whole rear elevation. The two storey rear extension would extend approximately 4.1m from the rear of the existing dwelling and the single storey extension would extend a further 2.7m beyond this.

4.0 HISTORY

4.1 19/00188/FULLN First floor side extension over existing garage, two storey rear extension, to provide additional living space, and replace flat roof of front elevation to pitched. Withdrawn 13.03.2019.

5.0 CONSULTATIONS

5.1 None.

6.0 **REPRESENTATIONS** Expired 08.04.2019

6.1 **Andover Town Council:** No objection.

6.2 **Two letters of objection from 6 Croft Avenue and 7 Humberstone Road summarised as:**

- Ground floor windows are not below fence height as stated in the design and access statement.
- Light reaching the ground floor rooms will be impacted by the side extension.
- Have replaced side windows with like-for-like replacements.
- Not opposed to extension/ improvements to No.8 but have concerns about the scale and the impact it would have on No.6.
- Previous concern from No.7 Humberstone Road still stands.
- Reduction of 1m at the first floor level of the rear extension compared to the previously withdrawn application would not sufficiently lessen the impact.

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)

COM2 – Settlement Hierarchy

E1 – High Quality Development in the Borough

LHW4 – Amenity

T1 – Managing Movement

T2 – Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character of the area
- Impact on amenity
- Impact on parking

8.2 **Principle of development**

The sites lies within the settlement boundary as defined on the Inset Maps of the RLP. In accordance with Policy COM2 of the RLP 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 of the area**

The proposed first floor side extension and the alterations to the single storey aspect to the front of the property would be visible from Croft Avenue. The roof pitch of the first floor extension would match the form of the existing roof and would enable the proposal to integrate with the character of the dwelling.

The single storey front extension would have a pitched roof with tiles to match those in the existing roof. The front elevation has been carefully designed to complement this varied character with the side extension set back slightly and with tile hanging, thus maintaining a subsidiary appearance in accordance with policy E1.

8.4 Glimpsed views of the proposed two storey rear extension would be achievable across Humberstone Road as limited views of the rear elevations of the properties on Croft Avenue are currently achievable. The proposed rear extension has a simple design and is constructed of matching materials to the existing property. Therefore although it would be visible from this vantage point, it would not attract unduly attention and overall it is considered the proposal would integrate, respect and complement the character of the area, complying with Policy E1 of the RLP.

8.5 **Amenity**

There are three properties affected most by the proposed works: No.6 Croft Avenue, No.7 Humberstone Road and No.10 Croft Avenue.

8.6 6 Croft Avenue

6 Croft Avenue is a detached property to the south-east of the application site. There are several tall narrow windows in the ground floor and first floor of the north-west elevation which serve a living room and study in the ground floor and a bedroom in the first floor. These rooms also have large windows facing the front and rear of the property so the side windows therefore represent a secondary source of light. In addition the outlook from these windows is already compromised to a degree by the existing close proximity of No.8 Croft Avenue to these side windows. Therefore although the extension would be brought closer to this side boundary, it would not significantly alter the existing relationship between these properties. As the proposed development is located to the north of No.6 Croft Avenue, it would not impact on sunlight levels reaching the neighbouring property.

8.7 The proposed two storey rear extension would extend close to the boundary with No.6. To the rear of the No.6 Croft Avenue there is a single storey extension to the south-east and a patio area with chairs, table and fixed BBQ to the north-east. The two storey extension would be located approximately 3m from this seating area and would have a large expanse of brickwork with three obscure glazed windows in the side elevation. Despite the tall close board boundary fence on one side and the single storey extension on the other the area around the patio space is currently open to the north and east. The patio is located at the same level as the dwelling and the rear garden is located at a slightly higher level. It is considered that the proximity of this large expanse of wall in close proximity to the seating area at the rear of 6 Croft Avenue would have an unacceptable overbearing and dominant impact on the amenity of the occupants when using this space.

8.8 7 Humberstone Road

7 Humberstone Road is located centrally within the plot and its accompanying 'L' shaped rear garden. Due to the change in site levels the property is located on slightly higher ground than the neighbouring properties No.10 and No.8 Croft Avenue. In the south-west elevation there are two tall bay windows which have large windows in the ground and first floor. These bay windows are located on the side elevation nearest to 8 Croft Avenue and the properties currently experience a degree of overlooking between the first floor windows. Due to the juxtaposition of the dwellings these views are at an acute angle, with the properties currently located approximately 20m apart. As a result of the proposed development the rear elevation of 8 Croft Avenue would be brought closer to No.7 (resulting in a separation distance of approximately 17m at first floor). This is not considered to result in additional overlooking between the properties due to the angle of sight and taking into account the existing situation. The proposed development is therefore considered to provide for the privacy of these neighbours to an acceptable extent.

8.9 The existing property at No.8 is located to the south-west of the curtilage at No.7. Shadows cast by the host property at No.8 fall towards the garden of No.7 between around midday and 2pm. The proposed development would slightly increase the extent of the shading falling towards this garden during this time. Due to the extent of the existing shading and the small increase in shadowing of the garden, this alteration would not cause sunlight or daylight levels reaching this neighbouring property to fall below acceptable levels.

8.10 10 Croft Avenue

The neighbouring property to the north-west is No.10 Croft Avenue, a detached bungalow. The driveway and garage at No.10 separate the bungalow from No.8 Croft Avenue. It has a large driveway to the front of the plot and a rear garden which is predominantly laid to lawn with established planting beds. In the south-east corner of the garden, closest to the proposed development, there is a raised area formed of gravel. The raised terrace is approximately 65cm tall and is large enough to be used as a seating area. The proposed development would extend along the whole south-eastern boundary of No.10 with approximately half of the boundary dominated by the proposed rear extension. The close proximity of this tall boundary fence to the terrace area would have an overbearing and dominant impact on users of this space. It would introduce a solid wall along the majority of the boundary which would reduce the openness of this area of the garden. This would have a harmful, unacceptable impact on the future enjoyment of this part of this neighbouring property.

8.11 The existing building at No.8 casts shadow across part of the rear garden at No.10 between 11am and 2pm. The proposed extension would increase the extent of this shadowing with the majority of the garden shaded from 9am to midday and part of the garden shaded from around midday to 2pm. This increase in the extent of shading would mean that a large proportion of the garden would be in shadow for a significant proportion of the day. It is considered that the extent of shading of the rear garden at No.10 would cause sunlight levels reaching the private open space at No.10 to fall below acceptable levels.

8.12 Overall the proposed development would have an overbearing and dominant impact on the private open space adjacent to the proposed development in the gardens of No.10 and No.6 Croft Avenue. It would cause sunlight levels reaching the rear garden at No.10 to fall below acceptable levels. The privacy of neighbouring properties would be provided for and there would not be a detrimental impact on daylight levels reaching neighbouring properties.

8.13 Overall the proposed development would provide for the privacy and amenity of No.7 Humberstone Road. The privacy of No.10 and No.6 Croft Avenue would be provided for. However due to the juxtaposition of the rear extension in relation to the patio area to the rear of No.6 and the rear terrace of No.10, the extension would have a dominant and overbearing impact on these spaces which would not provide for the amenity of the occupants of the neighbouring properties. The extent of shadowing of the terrace area in the rear garden of No.10 would also result in sunlight levels reaching this area to fall below acceptable levels. The proposed development would thereby conflict with policy LHW4.

8.14 **Impact on parking**

The proposed development would increase the number of bedrooms at the property from three rooms to four. In accordance with the parking standards set out in Annex G of the RLP, three parking spaces are required to be provided for a four bedroom property. The front driveway is approximately 10m by 5m providing ample space for three cars to park. Therefore the proposed development would comply with Policy T2 and as sufficient onsite parking is provided, would also comply with Policy T1.

9.0 **CONCLUSION**

9.1 The proposed development would have a dominant impact on private open space immediately to the rear of No.10 and No.6 Croft Avenue which is not considered to provide for their amenity. It would also cause sunlight levels reaching the garden of No.10 Croft Avenue to fall below acceptable levels. The proposed development would integrate, respect and complement the character of the area and a minimum of three parking spaces are provided on site. However these positive aspects of the scheme do not outweigh the harmful impact on the amenity of No.10 and No.6 Croft Avenue. Therefore the proposed development would be contrary to Policy LHW4 of the Test Valley Borough Revised Local Plan.

10.0 **RECOMMENDATION**

REFUSE for the reason:

- 1. The proposed rear extension, by reason of its siting and size, would result in an unacceptably dominant and overbearing effect on the living conditions of 10 Croft Avenue and 6 Croft Avenue. The proposed extension would also cause sunlight levels reaching the garden of 10 Croft Avenue to fall below acceptable levels. As such the development would not provide for the amenity of the occupiers of 10 Croft Avenue and 6 Croft Avenue, contrary to policy LHW4 of the Test Valley Borough Revised Local Plan 2016.**

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.**