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<b>APPLICATION NO.</b>	19/01004/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	18.04.2019
<b>APPLICANT</b>	The Trustees Of The Barker-Mill Family Trust
<b>SITE</b>	Elm Villa, Redbridge Lane, Nursling, SO16 0XN <b>NURSLING AND ROWNHAMS</b>
<b>PROPOSAL</b>	Single storey front and rear extensions, conversion of dwelling to form 2 apartments and additional parking
<b>AMENDMENTS</b>	None.
<b>CASE OFFICER</b>	Mr Graham Melton

Background paper (Local Government Act 1972 Section 100D)

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## 1.0 INTRODUCTION

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

## 2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is a detached, two storey property located on the north-west side of Redbridge Lane in the settlement area of Nursling.

## 3.0 PROPOSAL

3.1 The proposal is for the conversion of the existing dwelling into 2 individual apartments through the separation of the ground floor and first floor living accommodation.

3.2 To facilitate the conversion of the existing dwelling, a single storey extension measuring approximately 3.91m by 2m by 2.9m to adjoin the front (south-east) elevation serving as a porch and bathroom.

3.3 Furthermore, the proposed scheme includes the erection of a single storey extension measuring approximately 3.9m by 3.3m by 2.7m to adjoin the rear (north-west) elevation of the existing dwelling and serving as a bathroom and hallway. An existing first floor window present on the same elevation will be bricked up.

3.4 Additional parking is proposed to be delivered through an extension of the existing driveway to the south-west, covering an area currently laid to lawn.

## 4.0 RELEVANT HISTORY

4.1 None.

## 5.0 CONSULTATIONS

5.1 **Ecology** – No objection subject to note, New Forest and Solent and Southampton Water SPA contributions.

5.2 **Southampton City Council** – No objection.

6.0 **REPRESENTATIONS** Expired 20.05.2019

6.1 **Nursling and Rownhams Parish Council** – No objection.

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 E7: Water Management

Policy LHW4: Amenity

Policy T1: Managing Movement

Policy T2: Parking Standards

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 the amenity of neighbouring property
- Ecology
- Water Management
- Highways

8.2 **Principle of development**

The sites lies within the settlement boundary of Nursling 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**

Redbridge Lane provides the main public vantage point of the application site, adjoining the front (south-west) boundary of the plot. However, due to the presence of an existing mature hedgerow on the front (south-west) border any publically available views are limited to those available from the vehicular access point.

8.4 With regard to the impact of the proposed extensions, due to the modest single storey scale of the proposed development in conjunction with the use of matching brickwork, it is considered that the proposal will integrate with and be viewed in the context of the existing dwelling. Consequently, it is considered that the proposal will not give rise to any visual detriment to the existing street scene and as such, the application is in accordance with Policy E1 of the TVBRLP.

8.5 **Impact on the amenity of neighbouring property**

Relationship between the proposed dwellings

The proposed site plan demonstrates that the existing garden area located to the rear (north-west) of the plot and measuring approximately 170sqm will be allocated as private amenity space for both dwellings. As the proposed dwellings consist of one 3 bedroom and one 2 bedroom apartment, it is considered that the proposed area allocated is sufficient in size to serve the needs of the occupants for both dwellings created. Furthermore, the existing garden area is free of any constraints that significantly comprise the quality of the space provided. Therefore, the application adequately provides for the amenity of the future occupants for both dwellings.

8.6 Relationship with other neighbouring dwellings

Due to the modest single storey scale of the proposed extensions in conjunction with their siting in the centre of the plot, it is not considered that the proposed scheme will materially impact the existing level of daylight or sunlight provision for any adjoining property. With regard to existing privacy levels, it is not considered that the proposed fenestration alterations and addition of an external door in the side (north-east) elevation will result in any adverse overlooking. Consequently, it is considered that the proposal will sufficiently protect the amenity of neighbouring property, in accordance with Policy LHW4 of the TVBRLP.

8.7 **Ecology**

On-site biodiversity

The proposed development consists of single storey extensions to the existing property and bricking up of a half way window (including the demolition of a lean to and front door), where there are no features known to support bats. The proposal does not include any works to the wall cavities or roof void and therefore, it is not considered that there will be any adverse impact on bats as a protected species and any other on-site biodiversity.

8.8 Off-site ecology: International Sites – New Forest SPA

The development will 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 that any net increase (even single or small numbers of dwellings) would have a likely significant effect on the SPA when considered in combination with other plans and projects.

- 8.9 To address this issue, Test Valley Borough Council has adopted an interim mitigation strategy 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. Therefore, it is considered necessary and reasonable to secure the appropriate contribution.
- 8.10 Off-site ecology: International Sites – Solent and Southampton Water SPA  
The development will result in a net increase in residential dwellings within 5.6km of the Solent and Southampton Water SPA. Although the access itself is outside this designated area, the residential units themselves would be inside, and therefore applicable to the proposed development. These distances define the zones identified by recent research where new residents would be considered likely to visit the SPA which support a range of bird species that are vulnerable to impacts arising from increases in recreational use of the sites that result from new housing development.
- 8.11 To address this issue, Test Valley Borough Council has adopted a strategy whereby a scale of developer contributions has been agreed that would fund the delivery of measures to address these issues. With respect to the Solent sites, funding is to be provided to the Solent Recreation Mitigation Partnership (SRMP). As a result, it is considered necessary and reasonable to secure the appropriate contribution.
- 8.12 **Water Management**  
Policy E7 of the TVBRLP is concerned with Water Management and states:

*Development will be permitted provided that:*

- a) it does not result in the deterioration of and, where possible, assists in improving water quality and be planned to support the attainment of the requirements of the Water Framework Directive;*
- b) It complies with national policy and guidance in relation to flood risk;*
- c) it does not result in a risk to the quality of groundwater within a principal aquifer, including Groundwater Source Protection Zones and there is no risk to public water supplies;*
- d) all new homes (including replacement dwellings) achieve a water consumption standard of no more than 110 litres per person per day; and*
- e) all new non-residential development of 500sqm or more achieve the BREEAM 'excellent' credit required for water consumption (reference Wat 1).*

*Criterion d) – e) need to be satisfied unless it can be demonstrated that it is not financially viable.*

- 8.13 The proposed dwelling will not result in the deterioration of water quality and the site is not within a Flood or a Groundwater Protection Zone. With regard to criterion (d), a condition will be attached to cover this requirement and therefore the application is in accordance with Policy E7 of the TVBRLP.

## 8.14 **Highways**

### Access

The proposed scheme does not include any alterations to the existing vehicular access onto Redbridge Lane and it is not considered that the proposed additional dwelling will result in a materially significant increase to the existing level of traffic movements. As a result, the proposal will not give rise to an adverse impact on the local road network, in accordance with Policy T1 of the TVBRLP.

## 8.15 **Parking**

The submitted block plan demonstrates the provision of two on site car parking spaces for each dwelling to be created through the proposed subdivision, accommodated by a modest increase to the front (south-east) driveway area. To ensure that there is no adverse highway safety risk arising from the proposed driveway expansion, conditions securing its implementation prior to occupation of the proposed additional dwelling and the use of a non-migratory material have been added. Consequently, it is considered that the application is in accordance with the minimum parking standards as set out in Annexe G and Policy T2 of the TVBRLP.

## 9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with the policies of the TVBRLP, therefore the recommendation is for permission. This recommendation will be subject to the receipt of the necessary contribution towards the Solent and Southampton Water SPA in addition to the New Forest SPA.

## 10.0 **RECOMMENDATION**

**Delegate to the Head of Planning and Building for the following:**

- **the completion of an agreement to secure financial contributions towards the New Forest SPA and Solent & Southampton Water SPA mitigation measures;**

**then 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:**  
**Site Location Plan**  
**Block Plan**  
**Proposed Site Plan (Parking Layout)**  
**Proposed Floor Plan**  
**Composite Roof Plan**  
**Proposed Elevations**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**

3. **The materials to be used in the development hereby permitted, shall be in accordance with the materials specified on the approved plans and application form.**  
**Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Policies E1 and E9 of the Test Valley Borough Revised Local Plan (2016).**
4. **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).**
5. **At least the first 6 metres of the access track measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.**  
**Reason: In the interest of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).**
6. **The development hereby approved shall not be occupied until the parking spaces, shown on the approved plan spaces have been laid out for the parking and manoeuvring of vehicles to enable them to enter and leave the site in forward gear in accordance with the approved plan and this space shall be reserved for such purpose at all times.**  
**Reason: In the interests of highway safety in accordance with Policy T2 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 paragraphs 186 and 187 of 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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