
APPLICATION NO.	19/02600/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	31.10.2019
APPLICANT	Ms K O'Connell
SITE	100 Olympic Park Road, Andover, SP11 6RY ANDOVER (ROMANS)
PROPOSAL	First floor extension over garage to form ensuite and dressing room at first floor and loft conversion with two dormer windows to provide bedroom, bathroom and dressing room (Amended scheme)
AMENDMENTS	
CASE OFFICER	Mr Luke Benjamin

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 consists of a modern detached two storey house and garage. It is constructed of red brick with white UVPC windows and a tiled roof. There is a garage at the rear of the property with a parking space in front of it providing capacity for two cars to park.

3.0 PROPOSAL

3.1 The proposal seeks to alter the internal layout of the first floor level and thus create two bedrooms served by en-suites and a dressing room. In addition, the application seeks to extend above the garage to form an en-suite, dressing room and second floor bedroom. Two front dormer windows are proposed to be installed in the front elevation of the property looking towards No.12 Woolwich Way. The proposal seeks permission to extend and alter the dwellinghouse whilst remaining as a 3 bedroomed property.

4.0 RELEVANT HISTORY

4.1 19/01413/FULLN - First floor extension over garage to form en-suite and dressing room at first floor and loft conversion with two dormer windows to provide bedroom, bathroom and study – 05.06.2019 – withdrawn.

4.2 19/00048/FULLN - First floor extension over garage to form en-suite and dressing room at first floor and loft conversion with two dormer windows to provide bedroom, bathroom and study – 17.04.2019 – withdrawn.

5.0 CONSULTATIONS

5.1 **Highways:** No objection.

6.0 **REPRESENTATIONS** Expired 06.02.2019

6.1 **Andover 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)(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
- Character of the area
- Amenity
- Impact on highway safety

8.2 **Principle of development**

The sites lies within the settlement boundary 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.

8.3 **Character of the area**

No.100 Olympic Park Road is a detached property located on a corner plot bordered by Woolwich Way to the south-west and Olympic Park Road to the south-east. The property is constructed of red brick and has a tiled roof. There are a number of similar house types surrounding No.100, with variations in roof height, materials and scale between these properties.

8.4 The proposed development would raise the ridge height of the garage in line with the existing ridge height and install two dormer windows in the front elevation. Two nearby properties, Nos.17 and 19 Woolwich Way, have dormers with a similar appearance to those proposed at No.100. The proposed dormers would be seen in the context of these existing dormers and are considered to integrate with the character of the area to an acceptable degree.

8.5 The proposed development would incorporate materials to match those in the existing property. The additional UPVC windows would be of a similar appearance to the existing windows and would integrate with the character of the host property and neighbouring properties. Overall the proposed development would integrate, respect and complement the character of the area, complying with policy E1.

Amenity

Privacy

8.6 *98 Olympic Park Road*

The proposed development would be approximately 12m from the side elevation of No.98 Olympic Park Road. The proposal would have two first floor windows and two second floor windows in the north east elevation facing No.98. The additional first floor windows would serve a bedroom and bathroom while the second floor windows would serve a bathroom and dressing room. The existing window in the first floor is proposed to be widened and would serve a bedroom. The widening of the window would provide similar views as already achievable from the current window. As such it is considered that the proposal would not result in a significantly greater impact on overlooking as the other existing window. In relation to the other proposed windows, it is noted that these would serve non-primary living rooms, ie an en-suite, bathroom and a dressing room, and therefore would not be in frequent use. In addition, these windows would be set away from the neighbour's garden and at a slight angle. As such it is considered that the proposal would provide for the privacy of the neighbour.

8.7 Taking into account the distance from the extension above the garage to the garden of No.98, is not considered that the increase in height and additional built form would result in any significant impact upon the outlook experienced by the occupants of No.98.

8.8 *12 Woolwich Way*

The two dormer windows in the front elevation of No.100 would look towards the front elevation of 12 Woolwich Way. The properties are currently 13m apart from each other. Due to the separation distances between the properties the addition of two dormer windows looking towards the front elevation of No.12 Woolwich Way is considered to provide for the privacy of the occupants of this neighbouring property. These second floor windows would look towards the first floor bedroom windows at the front of the property.

8.9 *21 Woolwich Way*

There would be an additional second floor window serving the second floor bedroom and an additional roof light serving the dressing room which would face towards this neighbouring property. There are currently first floor windows looking towards this neighbour which are closer to the neighbouring building. The proposed addition of the second floor windows is not considered to result in an increase in overlooking of the neighbouring property. Raising the roof of the garage is not considered to significantly reduce the outlook from this property.

8.10 *14 Woolwich Way and 3 Eton Dorney Walk*

The north-west elevation of the proposed development would face towards these properties. There is a roof light proposed which would be visible from these properties but the opening is not considered to result in additional overlooking of the rear elevations of these properties. Raising the ridge height of the garage would not harm the outlook from these properties as it would be seen in the context of the existing building and would be the same height as the existing roof ridge.

8.11 Sunlight

The proposed development would result in a slight increase in the extent of shadows cast by No.100 Olympic Park Road. As a result of the proposal, the shadow between 10am and 11am would extend further into the garden of No.3 Eton Dorney Walk. By midday this would fall onto the lane between the properties and during the afternoon some additional shading would fall towards the rear garden of No.98 Olympic Park Road. The increase in shadowing to these properties would each be for a couple of hours during the day and is not considered to cause sunlight levels reaching these properties to fall below acceptable levels.

8.12 Daylight

The proposed development is a sufficient distance from neighbouring properties that it would not cause daylight levels to fall below acceptable levels.

8.13 Overall the proposal would provide for the privacy and amenity of neighbouring properties, complying with Policy LHW4.

8.14 **Highway safety**

The proposal would alter the internal layout of dwelling and proposed floor plans indicate that a three bedroom dwelling would remain. As such the scheme does not alter the number of bedrooms within the property. There are currently two parking spaces at the property formed of a garage and a space to the front of this garage. The parking standard set out in Annex G of the RLP requires two parking spaces for a three bedroom property. As such the site would provide two parking spaces in accordance with the parking standards. As such the proposal is considered to comply with the parking standards and policy T2 of the RLP.

9.0 **CONCLUSION**

9.1 The proposal is in accordance with the relevant planning policies as set out in the RLP.

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, number: MT / 1547 / 1 Rev A
Reason: For the avoidance of doubt and in the interests of proper planning.**

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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