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<b>APPLICATION NO.</b>	18/02275/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	29.08.2018
<b>APPLICANT</b>	Mr and Mrs Gosse
<b>SITE</b>	22A The Harrage, Romsey, SO51 8AE, <b>ROMSEY TOWN (ABBEY)</b>
<b>PROPOSAL</b>	Two storey rear and single storey side extensions to create new study and kitchen on ground floor and new enlarged bedroom to first floor
<b>AMENDMENTS</b>	Amended elevations – received 15.10.2018
<b>CASE OFFICER</b>	Mr Nathan Glasgow

Background paper (Local Government Act 1972 Section 100D)

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## 1.0 INTRODUCTION

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

## 2.0 SITE LOCATION AND DESCRIPTION

2.1 A two storey detached dwelling located in the settlement boundary of Romsey. The property is also adjacent to the Romsey Conservation Area.

## 3.0 PROPOSAL

3.1 Two storey rear and single storey side extensions to create new study and kitchen on ground floor and new enlarged bedroom to first floor.

Measurements of the proposals are as follows:

- Ground floor side extension: 2.75m deep x 7.42m wide x 3.60m high (2.41m eaves).
- Ground floor rear extension: 3.75m deep x 1.85m wide x 3.50m high (2.46m eaves).
- Two storey rear extension: 3.75m deep x 6.96m wide x 6.90m high (5.0m eaves, 5.25m gulley).

## 4.0 HISTORY

4.1 None

## 5.0 CONSULTATIONS

5.1 **Conservation** – No objection subject to condition.

5.2 **Ecology** – No objection subject to informative note.

5.3 **Trees** – No objection subject to conditions.

6.0 **REPRESENTATIONS** Expired 12.10.2018

6.1 **Romsey Town Council** – Objection on design and neighbouring amenity.

## 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

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E5: Biodiversity

E9: Heritage

LHW4: Amenity

T2: Parking Standards

### 7.3 Supplementary Planning Documents (SPD)

Romsey Town Design Statement – Area 9 Romsey Town Centre Outer Core

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- Principle of development
- Impact on the character of the area
- Impact on trees
- Impact on biodiversity
- Impact on heritage assets
- Impact on neighbouring amenities
- Parking provision

### 8.2 Principle of development

The application site is located within the settlement boundary of Romsey as defined by the Inset Maps of the Revised Local Plan. Development in these areas is considered acceptable in principle provided that the proposal is in accordance with other relevant policies.

### 8.3 Impact on the character of the area

Houses along The Harrage are made up of a distinctive style which utilises mansard roofs. The application site, and also its detached neighbour 24A, are built in a different style to those on The Harrage, with half hipped gable roofs and their eaves set above first floor level. 22A is set back approximately 45m from the main carriageway of The Harrage, and the proposed extensions would not be seen from any public vantage point from The Harrage.

### 8.4 To the north of the site is a long terrace of houses along Winchester Road. These dwellings here have use of a private access road, which runs adjacent to but at a lower site level, than the application site. Views from this road would be possible but this road is not considered a public vantage point, and as such the proposal would only be seen from this private road and from the rear of the dwellings along Winchester Road. Even if this were to be considered as a public vantage point, the proposal is considered to be of a good design.

8.5 Views from this private road would see the extension in the context of the original dwelling and by utilising matching materials to the existing dwelling and that of its detached neighbour. The proposal is of a good quality design and would integrate with and respect the character of the area. The proposal is therefore considered to be in accordance with Policy E1 of the Revised Local Plan.

8.6 Impact on trees

The garden area of the property has three protected trees within the boundary, two birches and one cherry. An application for the removal of these protected trees has been approved but a condition was placed upon that decision notice to require further information requiring the specimen and location of these replacement trees. A plan has been provided which confirms the location and specimen of the replacement trees. The planting of the replacement trees ensures that the conditions within the previously approved TPO application are carried out and ensures the conservation and visual amenity of the landscape character of the area, and is in accordance with Policy E2 of the Revised Local Plan.

8.7 Impact on biodiversity

The proposal is not considered to provide any adverse impacts to protected species, although the County Ecologist has requested an informative note be recommended to check for bat presence prior to work commencing. The proposal is in accordance with Policy E5 of the Revised Local Plan.

8.8 Impact on heritage assets

The northern boundary of the application site borders the Romsey Conservation Area. Due to the location of the property and the lack of private views due to the row of dwellings along Winchester Road, and the utilisation of similar materials and an extension that is lower and of less bulk than the existing dwelling, there is not considered to be any harm to the significance of the conservation area.

8.9 3-7 The Harrage, formerly Harrage House, is a Grade II listed building which is located on the southern side of The Harrage, opposite the access path to the application site. Although the proposal is considered to be of a good design, there is a significant distance between the application site and the heritage assets (approximately 65m) providing a lack of inter-visibility, the significance of the listed buildings would not be harmed by the proposed development. The proposal is therefore considered to be in accordance with Policy E9 of the Revised Local Plan.

8.10 Impact on neighbouring amenities

The proposed extensions would be located to the rear and side of the existing dwelling. There are no direct neighbours to the rear (north) of the application site, but there are neighbouring properties directly east and south of the property. The neighbour to the south is No.22 but is at an angle and distance where there is no concern of overlooking or any harmful impacts on daylight or sunlight.

8.11 No.24A is situated adjacent and north-east of the application site. Due to the orientation of the dwellings, there is not considered to be any concern of shadowing/loss of light to the rear elevation and garden area of No.24A. There are two proposed windows on the north-east elevation, one of which is a roof light to serve a study room at first floor, set at a height where overlooking is not considered to be a concern. A window is also proposed to serve a first floor en-suite on this elevation, but this window would be obscure glazed and top-hung; once more minimising any concern regarding overlooking to No.24A. The proposal is considered to be in accordance with Policy LHW4 of the Revised Local Plan.

8.12 Parking provision

The proposal does not intend to provide any additional bedrooms and as such there is no requirement of additional off-road parking. The proposal is in accordance with Policy T2 of the Revised Local Plan.

8.13 Objection

An objection has been raised by the parish council regarding design and neighbouring amenity. As discussed in paragraphs 8.9 and 8.10, there is no concern for the amenity of neighbouring properties and the proposal is in accordance with Policy LHW4.

8.14 The Parish Council have considered the proposal to be out-of-keeping and incongruous in relation to the existing dwellings. As discussed previously, the two properties (22A and 24A) are of a unique design when compared to the majority of dwellings within The Harrage, which gives flexibility to the design guide of any extension here. The proposed design retains a level of subservience to the main dwelling; the two single storey aspects utilise hipped mono-pitched roofs to minimise its impact to the surrounding area and the two storey aspect removes a larger bulk of an extension which would provide a larger appearance in the immediate area. The design is considered to minimise its impact and incorporates features and materials to complement the main dwelling and the similar neighbour to the north-east.

9.0 **CONCLUSION**

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

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 plan numbers:**

**Site Location/Block Plan - 7886/OS  
Existing Floor Plans - 7886/P01A  
Existing Elevations - 7886/P02  
Proposed Floor Plans - 7886/P03 D  
Proposed Elevations - 7886/P04 C  
Proposed 3D Views - 7886/P05 B  
Proposed Replacement Trees – 7886/P06**

**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 match in type, colour and texture those used in the existing building.  
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. Within the first planting season following the completion of the development hereby approved, three replacement trees of standard nursery stock size, or larger, shall be planted. The location and the species of the trees shall be as those shown within plan drawing ref. "Proposed Replacement Trees - 7886-P06".  
Reason: In the interests of amenity and the appearance of the locality in accordance with policy E2 of the Test Valley Borough Revised Local Plan (2016).**
- 5. If any tree planted in discharge of the previous condition (4), within a period of five years from the date of planting is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted in the same location, unless otherwise agreed in writing by the Local Planning Authority.  
Reason: In order to perpetuate the level of tree cover of the area.**

**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 this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
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