



Planning Statement
to include matters of Design & Access

Proposal: Two storey extension

Address: 1 Mount Villas, Upper Clatford, Hants SP11 7QQ

Applicant: Mr & Mrs Hammett

Date: November 2023

1.0 Introduction

1.1 This statement has been prepared in support of a planning application for extending the side elevation with a two storey extension at 1 Mount Villas, Upper Clatford, Hants SP11 7QQ.

2.0 Character and appearance of the area

2.1 1 Mount Villas is situated approximately 71m away from the main road and is located within the Upper Clatford Conservation Area, however is not a listed property. The dwelling is a two storey, semi-detached property of brick and tile construction.

2.2 The application proposes a two-storey side extension on the north-eastern side of the property. From the main road and the conservation area, views of the property would remain unchanged by the proposals as it would be screened by the existing principal elevation of the property.

2.3 It is considered that the proposal would have a neutral effect on the character and appearance of the area and conservation area, in compliance with Policies E1 and E9 of the TVBRLP.

3.0 Amenity

3.1 1 Mount Villas is situated between 2 neighbouring properties, 2 Mount Villas which forms the other half of the semi-detached pair, and 2 Sunnyside which is situated to the east. The proposal only has the capability to affect 2 Sunnyside, as the proposed extension would be located on the eastern side elevation.

3.2 Due to the design, there is minimal impact to 2 Sunnyside for both amenity matters and loss of light. It is considered therefore that the proposal would not overbear nor diminish the outlook of the neighbouring property.

3.3 First floor windows are also proposed on the new extension, however, there is already a first floor side window on this elevation and so this view is already available from the property. No new views from the property are proposed and therefore it is considered that privacy levels for the neighbouring properties would not fall below acceptable levels. The scheme is therefore considered to accord with Policy LHW4 of the TVBRLP.

4.0 Ecology

4.1 In support of this application, an ecology & biodiversity survey has been carried out and a full report attached to satisfy this policy.

5.0 Parking provisions

5.1 The current dwelling has 3 bedrooms and this would remain unchanged by the proposals. Therefore, the development would have a neutral impact on parking provision, in accordance with policies T2 and Annex G.

6.0 Consultations

6.1 A pre-planning application was carried out on 14/08/2023 Ref: 23/02092/PREAPN

6.2 Planners seemed to be in support for this proposal subject to meeting ecology guidelines.

7.0 Summary

7.1 The proposal sits comfortably within the landscape and not visually intrusive. The design is sympathetic to the wider area.

7.2 The extension does not encroach further to the existing side building line and the proposed work is equally not designed to have an impact on neighbouring properties.

7.3 Parking arrangements remain unchanged, and access to the property equally remain unchanged.

7.4 Materials will be sourced locally where possible and external finishes will match the existing house in continuity and any architectural features will be emulated to preserve the heritage of the property.

7.5 The proposal meets the demand of modern day living requirements for a family.

7.6 For the reasons set out above, it is considered that the proposal accord with local village and government planning policies supporting rural countryside development and is commended to Test Valley Borough Council for approval.