



Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting on 6 September 2022

New Applications notified since the July PC Meeting and since Interim Report in August

Paquita, 130 Oliver's Battery Road South

22/01659/HOU Erection of new double garage, single storey side extension to kitchen, new side window

Case Officer: Daniel Lane; Applicant: Mr & Mrs Latimer; Closing Date: 13 September 2022.

Proposed external materials:

All walls, windows and brickwork to match existing materials.

An orange notice has been displayed.

This application does not appear to raise any issues in terms of the OBVDS

There has been one public comment in support of this application from a neighbour whose property in Compton Way backs onto this dwelling.

See attached for more information

Update on applications previously reviewed by the Parish Council

Hawkers Rise 65 Old Kennels Lane

22/01484/HOU Side porch extension, single storey rear extension and first floor loft storey conversion with associated internal changes.

Case Officer: Daniel Lane; Applicant: Mr F Gardes; Closing Date: 16 August 2022.

The Oliver's Battery Village Design Statement (OBVDS) SK1 states that development in this area should respect the street scene, roof lines should remain low to avoid dominating the street scene, with a preference for Velux roof lights or small dormers.

This application moves away from what is included in the OBVDS. It proposes to raise the roof to the level of the current ridge of the tiled roof and give the entire area of the extended 2 storey dwelling a flat roof.

There was no orange notice displayed but neighbours had received written notice of this application.

Full details were sent to councillors in an Interim Planning Report in August and the PC decided to comment on the basis that the overall bulk of the proposed dwelling would dominate the street scene and would adversely affect neighbouring properties in terms of overlooking.

There have been objections from 4 neighbours.

3 Beech Close: 22/01551/HOU | First floor extension

Case Officer: Eva Bryant; Applicant: Xiang Chengxuan; Closing date: 31 August 2022

Proposed External materials:

Walls, roof and windows to match existing.

This property is a 2 storey house in a small close consisting of a total of 9 similar dwellings. The applications is for a first floor extension above the current ground floor.

An orange notice is displayed and there have been no comments from neighbours or other members of the public to date.

This did not raise any issues in terms of the OBVDS. Plans were sent to councillors in an Interim Planning Report in August for further information. The PC did not wish to comment and there have been no comments from neighbours or other members of the public.

11 Mount View Road – Amended plans and extension of closing date

22/00621/FUL The erection of a pair of semidetached houses (1 x two bedrooms and 1 x three bedrooms), one 4 bedroom house and one 5 bedroom house, together with access, parking and landscaping.

Case Officer: Catherine Watson; Applicant Mr R Yeo; Closing date: *amended to 17 August 2022*

Proposed external material

Walls: *Brick facing to ground floor; darker stained timber effect cladding.*

Roof: Faux zinc roof

Windows: Dark grey polyester powder coated aluminium

The amendments are as follows:

- Lowered eaves height and the introduction of dormer windows
- Facing changed from light facing to ground floor and light stained timber effect to first floor.
- BUT roof to remain faux zinc.

OBVDS Design Guidelines for Oliver's Battery Road area which includes Mount View Road:

SB1. This mature area sets expectations for the overall character of Oliver's Battery, with an emphasis on traditional brick and tile design. New development should respect this character. [DP.3, DP.4]

The proposed design clearly does not meet SB1 but the PC will be aware of multiple recent local projects that have veered away from this guideline, in terms of materials and respecting the local character.

Orange sign displayed originally and there were 10 public comments plus PC's comments before closing date was amended.

Following the amendment of the expiry date no further notice was displayed but the case officer confirmed that all those who had objected previously had been notified of that change.

There have been 3 further public comments as well as the PC's additional comment regarding the need to remove the temporary spoil heap.

5 Downlands Road Oliver's Battery Hampshire SO22 4ET

22/0955/HOU 2 storey side extension and raise roof to alter existing first floor accommodation.

Case Officer: Eva Bryant; Applicant: Mr Tom Sawford; Closing date; 11 July.

Since the last PC meeting the resident at 7 Downlands Road has objected on the basis that there are no drawings showing the height of the side extension or the actual proximity to number 7. Therefore they do not feel they can assess the application.

The applications for 12A Sunnydown Road, 15 Priors Way and 94 Oliver's Battery Road South (dentists surgery) have been permitted since the last PC meeting.

Enforcement

The following enforcements/notifications have been received:

85 Old Kennels Lane: Alleged breach of condition 1 of planning permission by failure to complete by date. Case closed 08/07/22 – breach ceased.

93 Old Kennels Lane: Alleged unauthorised removal of hedgerow and

Alleged 1: Creation of new access; 2: unauthorised raising of ground levels by 1.2m; 3: unauthorised breach of planning permission to develop a second storey.

