



Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting on 6 June 2023

New Applications notified since the May 2023 PC Meeting

67 Old Kennels Lane Oliver's Battery

Ref. No: 23/00938/HOU - Alterations to existing conservatory to create an orangery.

Applicant: Mr & Mrs Bliss; Case Officer: Amy Winch; Expiry date: 16 June 2023.

Materials:

Windows as existing white uPVC; Roof: Existing Glass roof to be replaced with flat roof with lantern.

Orange notice displayed.

There have been no public comments to date. There doesn't seem to be a reason for the PC to comment

See attached for information.

19 Austen Avenue Oliver's Battery

Ref. No: 23/00422/FUL: Removal of Condition 6 of W03238/03 (93/00338/OLD) - garage conversion for incidental use.

Applicant: Mr Robin Halliday; Case Officer: Marge Ballinger; Expiry Date: 2 June 2023. (Clerk is requesting extension to after the 6 June PC meeting.)

The applicant wishes to have the 1993 requirement for the property to have a garage and to convert the integral garage to give a utility room and office. Hard standing for several cars will remain.

Materials: Replace garage door with partial brick work and UPVC double glazing to match the existing brickwork and replacement glazing.

Install UPVC door on the side of the garage to provide additional pedestrian access to the utility room and the main accommodation.

Orange Notice displayed.

There does not seem to be a reason for the PC to comment,

See attached for information.

Update on applications previously reviewed by the Parish Council

1 Sunnydown Road Oliver's Battery

23/00656/HOU; Single Storey rear extension - (retrospective) - ongoing

Applicant: Chris Kerridge Agent; Case Officer: Sean Quigley; Expiry date: 8 May 2023.

Permitted development rights have been removed and planning permission now required.

The Planning department response to my query for the reason for this states that 'the decision notice relating to the grant of planning under which 1 Sunnydown falls shows that the reason given for the restriction of permitted development rights at that time was "in order to secure well planned development". The planning application does not appear to include an officer's report so there is no further detail surrounding this reason.

There had been no comments from the public and the PC didn't wish to comment.

Orange notice was displayed.

6 Pine Close Oliver's Battery - Decided and Permitted by Planning Committee

There had been no public comments at the time of the May PC meeting but the PC did comment and there were 10 objections, plus 2 supportive and 1 neutral comment received subsequently; hence this was taken to the Planning Committee.

Ref. No: 23/00617/HOU Single storey front and side extension, partial raising of roof to provide first floor master bedroom, porch canopy and elevation. (see also enforcement notice below ref Alleged unauthorised outbuilding at 9m).

Applicant: Mr and Mrs Marquis: Case Officer: Megan Osborn Expiry date: 15 May 2023.

Materials:

Walls: Existing: Brick & render; Proposed: Render & cedar cladding

Roof: Existing: Pitched - Concrete tile Flat - Bitumen Felt; Proposed: Pitched - Concrete Tile Flat - Single Ply Membrane (Dark Grey)

Windows: Existing: UPVC; Proposed: UPVC/Aluminium

Doors: Existing: UPVC; Proposed: UPVC/Aluminium

OBVDS (Settlement Pattern Character) states it is important to maintain consistency of style when dwellings are renovated or extended...architectural innovation...need not be out of place...but it is important that new or converted buildings ...respect the character of the area in which they are situated.

OBVDS also states: Old Kennels Lane and most of the southern and western parts of the settlement (which includes Pine Close) is a large area predominantly of bungalows. Many of the dwellings are set in large gardens which contribute to the spacious character of the area and, combined with its elevated position, enable views of the surrounding landscape to be glimpsed between the dwellings, providing a strong linkage with the countryside.

Orange notice was displayed.

66 Old Kennels Lane Olivers Battery – Decided and Permitted

Ref. No: 23/00549/HOU. Alterations to existing outbuilding including replacement of existing flat roof with pitched tiled roof.

Applicant: P Lucas: Case Officer: Eva Bryant: Expiry date: 4 May 2023

This application is to alter the existing garage in accordance with the attached plan. It does not appear to overlook other properties or be overbearing,

Orange Notice was displayed. There were no public comments and the PC did not wish to comment.

Jaspers 4 Farley Close Olivers Battery

Ref. No: 23/00577/DIC: Discharge of planning condition 5 of planning application 21/006704/HOU

Applicant: Miss Janet Dade: Case Officer: Cameron Taylor; Expiry date: 28 April 2023

This refers to a change in planting as approved under 2021 Planning application. After CCTV inspection it was found that the drain serving no's 3 and 4 Farley Close had been infiltrated by the roots of several plants. These have been removed and will not be replaced as a result. Other plants will be planted in the area beyond the drain line.

There had been no public comments and the PC did not wish to comment.

116 Oliver's Battery Road South -reapplication - ongoing

23/00288/FUL New detached 1.5 storey 5-bedroom dwelling and detached garage, following demolition of existing dwelling. (Revised submission to approved 22/00354/HOU to facilitate replacement of entire dwelling). | 116 Olivers Battery Road South

Applicant: Mr J Nyssen; Case Office: Catherine Watson; Expiry Date: 21 April 2023 *extended to 26 May 2023*.

This application follows a query by the PC as it was apparent that the entire dwelling had been demolished contrary to the original application. An enforcement notice was then issued.

The PC objected to the original planning application in March 2022 ref 22/00354/HOU. However, the application was agreed at that stage.

It seems that a number of residents informed Cllr Warwick that they did not believe the 2023 notice had been displayed for the full consultation period and the expiry date for the current application was extended as a result. Indeed, a number of residents and neighbours do not recall seeing any notice of the original planning application being displayed in 2022.

The PC lodged an objection in May 2023 as did Cllr Warwick; both have formally requested that this be taken to the Planning Committee. The PC also asked that a site visit be arranged should the case officer be minded to approve this application. There have been 22 objections plus a submission from Wessex Planning on behalf of the applicant with the intention of addressing concerns expressed.

5 Oliver's Battery Gardens - Ongoing

23/00683/LDC; Addition of a dormer; Applicant: Mr Edward Conway; Case Officer – shown as 'Legal'; expiry date 17 April.

The application is for a retrospective Lawful Development Decision. The dormer conversion was confirmed by the builder and by a visiting Planning Officer as coming under permitted development when added in 2019. At the time the applicant did not realise this type of certificate might be required at some point in the future to satisfy the requirements of the mortgage company hence this application.

There did not appear to be any need for the PC to comment as the work was carried out in 2019 and there are no comments from the public.

11 Mount View Road, Oliver's Battery - ONGOING see below

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.

The Case Officer has been asked that this application is taken to the Planning Committee. They have advised that this won't happen until phosphate issues have been addressed (by the Government) and will keep us informed.

The Case Officer has replied to this and also on the landscaping included in the recent planning application at the Dentist's surgery, 94 Oliver's Battery Road South. See attached.