

TEST VALLEY BOROUGH COUNCIL Town and Country Planning Act 1990

Braishfield Parish Council Response On Application

Application No: 16/03224/FULLS
Case Officer: Sarah Barter
Proposal: Erection of detached dwelling with new grave driveway and parking area
Site: Chalk Pit Cottage, Braishfield Road, Braishfield, SO51 0PR
Expiry Date 21/02/17

Braishfield Parish Council has considered the above submitted proposal and makes the following observation.

OBJECTION

Reasons for objection:

- The site is outside the settlement boundary defined in the Local Plan. The borough has a 5-year land supply in the North, in the South, and as a whole: there is no need for this new dwelling in the Countryside.
- The location is unsustainable, in terms of distance from facilities, and from centres of employment to the south.
- The new dwelling would be visible from Paynes Hay Road as well as from Braishfield Road. The Braishfield Village Design Statement (VDS) requires that views should be protected (VDS 4 “*All views throughout the village are important and should be protected.*” VDS 14 “*New development or building extensions should retain important open spaces and through views.*”
- The proposed location, being in the garden of Chalk Pit Cottage (an isolated house set in the Countryside), detracts from the open character of the village, and is counter to VDS 10. “*To protect the open space nature of the village, backland development – building in space behind houses or in gardens, should be discouraged and strictly controlled.*” The proposal also tends towards infill between the isolated hamlets set along the lanes, which characterise the village, contrary to VDS 11. “*To protect the characteristic of the village as a collection of hamlets, it is important to avoid linking clusters of houses along the roads and lanes with “infilling”.*”
- The design of the proposed building is contrary to the VDS :
 - *The height and size of the building is much larger than the existing adjacent house, Chalk Pit Cottage and will dominate and overshadow the existing cottage. The effect*

will be exacerbated by the new building's elevated position on land approximately 10 ft higher than the existing house. (See VDS 12 "Buildings...should not overpower or dominate their surroundings", 13 "...new building should respect the inherent scale and setting of their surroundings".

- The access drive to the proposed house will be off the existing drive to Chalk Pit Cottage. This is detrimental to Chalk Pit Cottage and out of keeping with the orientation of nearby buildings. (See VDS 17 "*The setting of new development should be in line with the existing relationships between buildings and sympathetic to the existing street scene.*")
- The design has includes a height of the building, and large roof areas with various, steep pitches. This is not in keeping with the character of existing buildings in the area. This will be partially noticeable due to the proximity to Chalk Pit Cottage, which is a traditional vernacular building of low height, small scale and simple plan. (See VDS 12 "*12. Buildings should be in harmony with the surrounding landscape and not dominate or overpower their surroundings.*" VDS 13 "*...new building should strictly respect the inherent scale and setting of the environment.*" VDS 23 "*New building design should take account of rural architectural details and either incorporate them or blend in with them.*")
- The use of timber cladding, where used on existing dwellings in the area, is minimal. The cladding of whole elevations with timber out of keeping with the character of the area, contrary to the VDS points 13 and 23 (noted above).
- The use of different materials on various elevations (timber cladding, brick and flint) gives a disjointed and unharmonious design, unlike existing buildings in the area.

Clerk to Braishfield Parish Council
13/2/17