

TEST VALLEY BOROUGH COUNCIL Town and Country Planning Act 1990

Braishfield Parish Council Response On Application

Application No: 17/00145/FULLS  
Case Officer: Sarah Barter  
Proposal: Erection of accommodation building comprising 6 letting rooms  
Site: Dog and Crook, Braishfield Road, Crookhill, Romsey  
Expiry Date 16/02/17

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

**OBJECTION**

Reasons for objection:

- The Parish Council supports the proposed provision of letting rooms in the village, as being in accordance with the Local Plan, and having the benefit of encouraging tourism and increasing employment. It has concerns about proposed design.
- Parking at the Dog and Crook is already problematic for the wider community. There are insufficient spaces on the site for the business generated by the public house and beauty treatment business. Frequently, visiting cars park along the Braishfield Road at the foot of Crook Hill. Many park across the footway in front of neighbouring houses, creating access problems for residents, and posing a risk to pedestrians who are forced onto the highway. Cars parked opposite driveways restrict visibility and manoeuvrability of motorists trying to leave their drives. This application can only exacerbate the existing problem, as it provides only one space per two accommodation rooms (we understand that the requirement is for one space per accommodation unit).
- The parish council considers that the loss of the garden for this development will be detrimental to the character of the existing pub. It is over-development of the site, and will leave the site almost completely filled with buildings or car-park. Furthermore, loss of the garden may decrease the viability of this country pub as a business.
- The Braishfield Village Design Statement requires that open, through views should be protected (“14. New development or building extensions should retain important open spaces and through views.”). The proposed building will block a significant view of open countryside across to the west of the site.
- The design of the proposed accommodation block is unlike other buildings in the village, and is

distinctly unattractive and not in accordance with requirements set out in the VDS.

- In terms of scale and volume, it is very tall, and excessively large due to the inclusion of covered parking bays. Set against the existing public house and nearby dwellings, it dominates the surroundings, contrary to the VDS “12. *Buildings should be in harmony with the surrounding landscape and not dominate or overpower their surroundings.*”, “13. *Extensions, alterations and new building should strictly respect the inherent scale and setting of the environment.*” “18. *The form and scale of new buildings should be of harmonious design and proportion, in keeping with the immediate surroundings.*”
- Other than the use of materials to match the existing pub, no attempt has been made to incorporate features common to local buildings (VDS 23. “*New building design should take account of rural architectural details and either incorporate them or blend in with them.*”
- The elevation which faces the road is entirely blank, and is a large expanse of render and roof. This has nothing in common with surrounding buildings and has an adverse effect on the existing street-scene, contrary to VDS 18, noted above. Similarly, the elevation containing the 3 parking bays with living accommodation above, has no equivalent in the vicinity, and is incongruous in the street-scene.
- The parish council felt that the applicant could have found a different design solution, which allowed the retention of more of the garden.

Clerk to Braishfield Parish Council  
13/2/17