

# TEST VALLEY BOROUGH COUNCIL Town and Country Planning Act 1990

## Braishfield Parish Council Response On Application

Application No: 18/02713/FULLS

Proposal: Proposed residential dwelling for supported living

Site: 12 Hill View Road Braishfield Romsey Hampshire SO51  
OPP

BRAISHFIELD Parish Council has considered the above submitted proposal and makes the following observation:

**Objection**, for the following reasons:

1. Backland development
  - a. This kind of backland development is contrary to bullet 4 on pg of the Braishfield VDS *“To protect the open space nature of the village, backland development – building in the space behind houses and in gardens – should be discouraged and strictly controlled”*.
  - b. Backland development is inappropriate in Braishfield and has a very negative impact on the appearance of the village.
  - c. This proposal has drawbacks typically associated with backland development: loss of privacy for nearby houses; problems of access; effect on views (discussed below).
  - d. The case studies of developments in the parish, cited in the application as instances of backland development, are not comparable. For one reason, they did not present the same problems of privacy and access.
  - e. As a result, backland development of this kind should be rejected.
2. Over-development of the site
  - a. If the proposal proceeds, what was originally a single dwelling, together with the recent pair of semi-detached houses, will become a site with 4 dwellings.
  - b. The proposed building results in significant over-development of a back garden.
3. Poor access to the proposed property
  - a. There is very restricted access to the new house, only via a long and narrow footpath.
  - b. There is no vehicular access within close proximity of the property.

- c. This is inappropriate for a house designated for C2 use where, because of residents' needs, access by emergency services is much more likely than for a C3 dwelling.

#### 4. Parking

- a. Parking is shown in a place in front on No 12 Hill View in a location that is not possible due to the presence of an electricity pole on the site.
- b. Parking is shown on a space at the end of Hill View Road which appears to be part of the highway. We understand that a nearby resident of Hill View Road, who has mobility problems and no vehicular access to their house, was refused a request for a designated parking bay on the highway close to No 12, due to the limited space available on the street. Provision of a parking space on the road for an additional dwelling is not appropriate when the pressure for on-street parking is already so high.
- c. Parking will be required for additional vehicles visiting the new house, including patient transport vehicles and ambulances. This is not provided for.
- d. The traffic and parking considerations on Hill View Road (also discussed below) mean that the recommendations set out in the Local Plan for the minimum provision of parking should not be waived.

#### 5. Traffic considerations

- a. Access to the site at the end of this cul-de-sac is poor. Hill View Road is already congested with parked vehicles: we understand that often larger vehicles such as delivery vans (and this would include emergency vehicles) cannot gain access to the road. This plan will increase the congestion.
- b. With the limited provision for on-site and on-street parking, it is likely that the turning space at the end of Hill View Road will end up occupied by vehicles associated with this new house, making necessary turning very difficult. During the recent Meeting of the Parish Council, we received a comment from a member of the public suggesting that double-yellow lines would be appropriate for the turning space, as it is already parked in on occasion.
- c. The proposed use would imply significant numbers of vehicles either bringing in medical staff or taking the residents to medical and recreational facilities elsewhere. It would be hard to find a less appropriate place for such traffic – at the closed end of a narrow and congested street.
- d. As noted above, the road is inadequate for the current levels of occupation. Yet, during the construction of the proposed development, there will be large numbers of deliveries and trade vehicles which will need to use Hill View Road to access the site. These will be larger vehicles which will have trouble negotiating the parked cars on the highway. Many of these trade vehicles will need to park near to the site during working hours. Residents have reported to us that during the construction of 12a and 12b the problems with the construction vehicles made life very difficult.

6. Impact on Conservation Area
  - a. This new building is immediately adjacent to the Braishfield Conservation area, and is sited on a prominent elevated location visible from within the Conservation area all along Newport Lane. It will negatively impact the appearance and ambiance of the Conservation area.
  
7. Impact on views
  - a. This new building will be prominently visible in the view south from Newport Lane, which is designated as an important view in the Braishfield VDS
  
8. Nearness to Boundaries and Privacy Considerations
  - a. We are concerned about the impact this proposal will have on the privacy of occupants of nearby buildings due to overlooking, particularly 11, 12, 12a & 12b Hill View Road and also Southview. These dwellings will all be overlooked on their private living and recreation areas.
  - b. The new building is far too near the rear boundary to the site (northern boundary) – unnecessarily so, given the amount of space south of the proposed building
  - c. The new building is too near the boundary to No 11 Hill View – with a different location and a different design for the building, this could be avoided.
  - d. The proposed high hedgerow along boundary with No 11 is both inappropriate and possibly illegal due to its suggested height.
  
9. Design aspects
  - a. Split height roofs
    - this is unnecessary and is inharmonious
  - o Overly compressed low-pitched roofs
    - out of character with nearby houses, which generally have relatively high pitched roofs

Several Members of the Council visited the site on 16 November 2018, in order to gain understanding of the application in context. Approximately 25 members of the public attended the Meeting when we decided this comment, which for us is an unusual level of interest in a planning application.

Braishfield PC takes the view that while the use proposed for the new building is a good and necessary one, that does not justify putting this new building in such an inappropriate location. Braishfield PC considers that a more suitable site should be found for a new building with this use in mind.

**Clerk to Braishfield Parish Council, 23/11/2018**