

Examiners Question and response from Test Valley Borough Council

Question 1 - Policies WP-H4 and H5

These policies set out the criteria for considering extensions to, or replacement of, existing dwellings. In each case, the resulting floorspace would be limited to an approximately 30% increase over the original, this being justified as a way of maintaining the supply of smaller dwellings in the Parish.

While recognising the importance of this issue locally, I note that TVLP Policies COM11 and COM12 focus entirely on the visual aspect of such developments and do not seek to make a case for restricting the resultant size of dwellings on housing need grounds.

Is there any evidence that would support a more restrictive view of residential extensions in Wellow than applies in the rest of the Borough (and ignoring the position in the National Park)?

Response from Test Valley Borough Council:

It is noted that in their response, the Parish Council have cited the priorities of the plan, the evidence from the consultation process for bungalows and smaller 2 -3 bedroom dwellings, and the evidence from the housing need survey, to support policies H4 and H5.

As part of the evidence base for the recently published draft Local Plan, a Strategic Housing Market Assessment¹ has been undertaken. The report focused on the housing figure to be delivered in the Local Plan and on assessing the size, type and tenure of housing needed for different groups. There were no conclusions in the report on limiting the size of extensions or replacement dwellings, so that these properties remain small.

Given this lack of evidence, the emerging draft plan² does not have any policies restricting extensions or replacement dwellings, but does have policies on Residential Space Standards (Policy HOU6), Existing Dwellings and Ancillary Residential Development in the Countryside (Policy HOU11), Replacement Dwellings in the Countryside (Policy HOU12), Delivery of Sustainable and High-Quality Design (Policy DES1), Design Details and Considerations Policy DES2.

¹ [pt6_2 Test Valley Strategic Housing Market Assessment JGC 2022 \(3\).pdf](#)

² [Draft Local Plan 2040 | Test Valley Borough Council](#)