

ITEM 7

APPLICATION NO.	18/00824/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	27.03.2018
APPLICANT	Mr and Mrs Charis and Tim Nedas
SITE	Test Lodge, Longstock Road, Longstock, SO20 6DP, LONGSTOCK
PROPOSAL	Replace store and existing porch with an extension to provide a kitchen and replacement porch, internal alterations to ground and first floor.
AMENDMENTS	
CASE OFFICER	Mr Oliver Woolf

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 This application is presented to the Northern Area Planning Committee at the request of a Member.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Test Lodge is a Grade II listed building within Longstock Conservation Area and Longstock settlement boundary. The date of listed was 27.11.1984 and reads "*Fishing lodge. Early C19. Rendered brick thatched roof. Large cottage orne of 2 storeys and 4 bays with wing to rear at right and set back porch at left with rounded bay in front. Front has 8 replacement 2-light casements in original openings with shutters. Wide flat rendered eaves to hipped roof; wide large central stack. To left end flat roofed parapeted bay with half-glazed bowed doors with shutters mounted on wall each side, appears original. Behind C20 bay porch with thatched roof*".
- 2.2 Test Lodge is located above the level of Longstock Road with steps up to the front garden that provides access to the existing modern porch on the north elevation. A wall, fence and hedge run along the boundary with Longstock Road. To the north side of the listed building is a steep bank up to the higher ground level behind.
- ### 3.0 PROPOSAL
- 3.1 The proposal is to replace the existing porch and store to the north elevation with an extension to provide a new porch, kitchen and dining area that would be cut into the bank. A larger terrace than the existing would be provided to the front of the proposed extension.
- 3.2 A first floor window above the existing porch and store would be enlarged.

4.0 RELEVANT HISTORY

- 4.1 17/02922/FULLN: Replace store with an extension to provide a kitchen, replacement porch, internal and external alterations, infill of second floor balcony and landscaping. Withdrawn 05.01.2018.

- 4.2 17/02923/LBWN: Replace store with an extension to provide a kitchen, replacement porch, internal and external alterations, infill of second floor balcony and landscaping. Withdrawn 05.01.2018.
- 4.3 18/00825/LBWN: Replace store and existing porch with an extension to provide a kitchen and replacement porch, internal alterations to ground and first floor. Under consideration.

5.0 **CONSULTATIONS**

- 5.1 **TVBC Design & Conservation – no objection subject to conditions:**
The conservation concerns (related to applications 17/02922/FULLN & 17/02923/LBWN) have been addressed by a reduction in size, both of the principal element (in length) and the porch. The application also includes perspective illustrations showing the proposed extension in different views, including from the road and the garden on the opposite side of the road. These assist considerably in assessing the impact of the extension.

- 5.2 **HCC Ecology – no objection subject to condition:**
The application site supports roosting bats, but the ecology report sets out measures that if followed would avoid impacts to these. Provided these are secured I would raise no concerns.

- 5.3 **HCC Archaeology – no objection:**
I would not wish to raise any archaeological issues in this instance.

6.0 **REPRESENTATIONS** Expired 27.04.2018

- 6.1 **Longstock Parish Council – objection:**
While Longstock parish council (as in the earlier applications 17/02922/FULLN and 17/02923/LBWN) strongly support an extension to Test Lodge to let more space and light into the house, and while we have no objection to the proposed internal alterations to the ground and first floor, we much regret the continuing proposed use of zinc roofing and aluminium-framed doors and windows in the extension. We do not agree that this is appropriate for this Grade II Listed Building. We would wish to see a more ‘traditional’ extension that reflects the existing house and sits sympathetically with it and surrounding dwellings. Section 12 of the Longstock Village Design Statement, adopted by TVBC in 2010, states: *“To prevent the gradual shift to a suburban character preference should be given to natural and indigenous materials such as flint, timber boarding, natural slate, lime render in preference to modern urban materials such as aluminium and UPVC windows”*.

We would like to see something more in keeping with that aspiration and not see another fine old house in this village disfigured in the way proposed.”

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan DPD

COM2: settlement hierarchy

E1: high quality development in the borough

E5: biodiversity

E9: heritage

LHW4: amenity

7.3 Supplementary Planning Documents (SPD)

Longstock Village Design Statement (VDS)

Longstock and Leckford Conservation Area Appraisal (CAA)

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- The impact on the listed building and the character of the area, and conservation area
- The impact on amenity
- The impact on biodiversity

8.2 **The principle of development**

The application site is within a settlement boundary upon the Revised Local Plan maps. The proposal would be acceptable in principle, with regard to policy COM2, subject to being appropriate to the other policies of the Revised Local Plan.

8.3 **The impact on the character of the area and conservation area, and significance of the listed building**

Paragraph 60 of the NPPF states that “*planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness*”.

8.4 Sections 66 (1) and 72 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 set out that Local Planning Authorities are required to have special regard to the desirability of preserving the setting of listed buildings and are required to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

8.5 The proposed extension would replace the existing porch and store that were considered to be of no architectural or historic interest by the Conservation Officer in their comments relating to applications 17/02922/FULLN and 17/02923/LBWN. It is considered that their removal would represent a public benefit and an enhancement to the listed building’s significance.

8.6 Concern has been raised that the modern form of the proposed extension is not appropriate to the listed building and quotes from section 12 of the Longstock Village Design Statement (VDS) as to why the use of a zinc roof and aluminium windows and doors are not acceptable. Additional concerns state that a more traditional form and materials should be used. The VDS is a material consideration.

- 8.7 Section 11 of the VDS includes guidance that building form, siting and orientation should:
- respond to the form, scale and orientation of the immediate and general context,
 - reinforce the sequence of spaces through the village,
 - enhance the diversity of building ages, styles and types.
- 8.8 Section 12 of the VDS includes guidance that building character, materials and detailing should:
- use natural indigenous materials and where appropriate their traditional detailing
 - contemporary buildings should respond to the vernacular but might also add to the diversity of building stock by reflecting broader stylistic influences.
- 8.9 The proposed extension would have a simple, modernist form that would combine traditional materials such as white painted render with more modern materials such as the proposed aluminium ‘Crittall’ style windows and zinc roof. The proposed extension would be cut into the bank to the side of the listed building and would be the same maximum height and depth as the existing porch and store. The proposed extension has been significantly reduced in scale compared to the withdrawn application for planning permission and listed building consent made in 2017.
- 8.10 Views of the proposed extension, like those of the existing porch and store, would be restricted by Test Lodge itself, its annex and the raised hedge of the boundary with Longstock Road. These are demonstrated by the 3D drawings within the Design & Access Statement submitted with the application, confirmed by the Case Officer’s site visit. The modernist form of the proposed extension would provide a clear distinction between it and the historic lodge. It is considered that this form would introduce visual interest whilst the use of white render and a grey roof material would respect and respond positively to the limited colour palette of the render and weathered thatch of listed building and its annex. It is also considered that the use of glass in the front and rear elevations would create a visually lightweight structure in glimpsed views from the road and that the proposed extension is proportionate to the scale of the listed building.
- 8.11 The comments from the Conservation Officer request the removal of the window in the east elevation of the proposed porch. However, it is considered that the presence of this window does not result in the overall proposal being harmful to the significance of the listed building or conservation area. Whilst the use of a zinc roof covering and aluminium windows may not be in strict accordance with the wording of the VDS it is considered that the low pitch of the roof would mean that it would not be highly visible in the street scene and that its colour would respect the consistency of the underlying colours and appearance of the village. It is also considered that ‘Crittall’ style metal framed windows are themselves a historic feature. As such, it is considered that the proposed extension would not represent a gradual shift to a suburban character within the village, and would integrate, respect and complement the character of the area and make a positive contribution to sustaining the significance of the conservation area and listed building. Subject to conditions

to secure samples and details of materials, window and door details and how the proposed extension would abut to the listed building, the proposed extension would be in accordance with policies E1 and E9.

- 8.12 Other development includes a larger terrace to the front of the proposed extension. It is considered that samples and details of materials could be secured by condition to ensure that this element of the proposed development makes a positive contribution to sustaining the significance of the conservation area and listed building
- 8.13 The small scale of the proposed extension and terrace on ground that has been disturbed by existing development would mean that it is very unlikely that groundworks associated with construction would expose any interpretable archaeological features. As such, it is considered that the proposal would not have an adverse impact on archaeology with regard to policy E9.
- 8.14 The proposal also includes the enlargement of a first floor window in the north elevation. This would match the proportions, design and detailing of the existing windows on the listed building, including the shutters. This can be secured by condition. It is considered that this alteration would integrate, respect and complement the character of the area and make a positive contribution to sustaining the significance of the conservation area and listed building.
- 8.15 In conclusion, it is considered that the removal of the existing porch and store would be an enhancement of the listed building's significance and that subject to conditions, the proposed extension would integrate, respect and complement the character of the area and make a positive contribution to sustaining the significance of the listed building and conservation area with regard to policies E1 and E9.
- 8.16 **The impact on amenity**
The proposed extension and enlarged window would be located between Test Lodge and its annex. It is considered that there would be no adverse impact on the amenity of neighbouring properties and that the proposal would be in accordance with policy LHW4.
- 8.17 **The impact on biodiversity**
The application is supported by a report of the thorough, professional and well-considered bat survey work that has been carried out at the site to appropriate methodologies and standards (Arle Ecology, July 2017). This report includes results and conclusions of the full survey work, an assessment of the impacts to bats and the measures to ensure that any impacts to bats are avoided.
- 8.18 The survey work identified that the existing building provides various points that can be used by bats for roosting and / or access to roosts, and a small number of droppings were seen. However, the report concludes that the location, scale and nature of the development is such that it would avoid impacts to bats. It is considered that a precautionary method statement of works can be secured by condition to ensure that the development would not have an adverse impact on bats and that subject to condition, the proposal would be in accordance with policy E5.

9.0 CONCLUSION

- 9.1 Subject to conditions, the proposal would integrate, respect and complement the character of area, and would make a positive contribution to sustaining the significance of Test Lodge and Longstock Conservation Area. Neighbouring amenity and protected species would not be adversely impacted.
The proposal is in accordance with the relevant policies of the Test Valley Borough Revised Local Plan DPD.

10.0 RECOMMENDATION

PERMISSION subject to:

1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
PL-01
PL-02
PL-03
PL-04
PL-05
PL-06
PL-07
PL-08
PL-09
AL-01
AL-02
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No render, zinc roofing or rainwater goods shall be attached to the proposed extension until samples and details of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure that the proposed extension would sustain the significance of the listed building accordance with policies E1 and E9 of the Test Valley Borough Local Plan DPD.
4. No new windows or doors shall be installed until full details, including scale drawings at 1:20 details of their finish, architraves and any external shutters, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure that the significance of the listed building is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan DPD.

5. **No construction of the extension above DPC level shall take place until full details, of how the proposed extension will abut and be connected to the listed building, have been submitted to and approved in writing by the Local Planning Authority. These details shall be supported by drawings at a scale of 1:20 (plans, elevations, sections). The works shall be carried out in accordance with the approved details.**
Reason: To ensure that the significance of the listed building is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan DPD.
6. **No existing openings shall be enlarged or new openings formed until full details of how these works will be undertaken shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a method statement and drawings (section) at a scale of 1:20 showing how the remaining fabric will be made good. The works shall be carried out in accordance with the approved details.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan DPD.
7. **No patio stones, steps or blocks shall be laid until samples and details of the materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
Reason: To ensure that the proposed extension would sustain the significance of the listed building accordance with policies E1 and E9 of the Test Valley Borough Local Plan DPD.
8. **Development shall proceed in accordance with the measures set out in Section 6.0 ‘Opportunities for Mitigation and Enhancement’ with respect to bats of the *Test Lodge Longstock, Hampshire Ecological Appraisal and Bat Survey Report* (Arle Ecology, July 2017). Thereafter, the retained bat roost features shall be permanently maintained and retained.**
Reason: To avoid impacts to bats in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

Note to applicant:

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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