

## Notice of Meeting

# Northern Area Planning Committee

**Date:** Thursday, 21 June 2018

**Time:** 17:30

**Venue:** Conference Room 1, Beech Hurst, Weyhill Road, Andover,  
Hampshire, SP10 3AJ

**For further information or enquiries please contact:**

Sally Prior - **01264 368024**

email [sprior@testvalley.gov.uk](mailto:sprior@testvalley.gov.uk)

**Legal and Democratic Service**

Test Valley Borough Council,  
Beech Hurst, Weyhill Road,  
Andover, Hampshire,  
SP10 3AJ

[www.testvalley.gov.uk](http://www.testvalley.gov.uk)

The recommendations contained in the Agenda are made by the Officers and these recommendations may or may not be accepted by the Committee.

### **PUBLIC PARTICIPATION SCHEME**

*If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.*

## Membership of Northern Area Planning Committee

| <b>MEMBER</b>          |               | <b>WARD</b>               |
|------------------------|---------------|---------------------------|
| Councillor C Borg-Neal | Chairman      | Harroway                  |
| Councillor T Preston   | Vice-Chairman | Alamein                   |
| Councillor I Andersen  |               | St Mary's                 |
| Councillor C Borg-Neal |               | Harroway                  |
| Councillor P Boulton   |               | Broughton and Stockbridge |
| Councillor A Brook     |               | Alamein                   |
| Councillor Z Brooks    |               | Millway                   |
| Councillor J Budzynski |               | Winton                    |
| Councillor D Busk      |               | Broughton and Stockbridge |
| Councillor I Carr      |               | Charlton                  |
| Councillor J Cockaday  |               | St Mary's                 |
| Councillor D Denny     |               | St Mary's                 |
| Councillor D Drew      |               | Harewood                  |
| Councillor B Few Brown |               | Amport                    |
| Councillor M Flood     |               | Anna                      |
| Councillor P Giddings  |               | Bourne Valley             |
| Councillor K Hamilton  |               | Harroway                  |
| Councillor S Hawke     |               | Millway                   |
| Councillor A Hope      |               | Over Wallop               |
| Councillor P Lashbrook |               | Penton Bellinger          |
| Councillor J Lovell    |               | Winton                    |
| Councillor C Lynn      |               | Winton                    |
| Councillor P Mutton    |               | Penton Bellinger          |
| Councillor J Neal      |               | Millway                   |
| Councillor P North     |               | Alamein                   |
| Councillor B Page      |               | Harroway                  |
| Councillor G Stallard  |               | Anna                      |

## **Northern Area Planning Committee**

Thursday, 21 June 2018

### **AGENDA**

**The order of these items may change as a result of members  
of the public wishing to speak**

- 1 Apologies**
- 2 Public Participation**
- 3 Declarations of Interest**
- 4 Urgent Items**
- 5 Minutes of the meeting held on 10 May 2018**
- 6 Information Notes**
- 7 18/00824/FULLN - 27.03.2018 10 - 27**  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: Test Lodge, Longstock Road, Longstock, SO20 6DP,  
**LONGSTOCK**  
CASE OFFICER: Mr Oliver Woolf
- 8 18/00825/LBWN - 27.03.2018 28 - 44**  
**(OFFICER RECOMMENDATION: CONSENT)**  
SITE: Test Lodge, Longstock Road, Longstock, SO20 6DP,  
**LONGSTOCK**  
CASE OFFICER: Mr Oliver Woolf
- 9 18/01110/FULLN - 01.05.2018 45 - 52**  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: 1 Yew Tree Close, Goodworth Clatford, SP11 7RR,  
**GOODWORTH CLATFORD**  
CASE OFFICER: Mrs Donna Dodd

## **ITEM 6**

### **TEST VALLEY BOROUGH COUNCIL**

### **NORTHERN AREA PLANNING COMMITTEE**

### **INFORMATION NOTES**

#### **Availability of Background Papers**

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

#### **Reasons for Committee Consideration**

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees, or the Planning Control Committee instead, and this will happen if any of the following reasons apply:

- Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- Applications which the Head of Planning and Building Services considers are of significant local interest or impact.
- Applications (excluding notifications) where a Member requests in writing, with reasons, within the stipulated time span that they be submitted to Committee.
- Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest for its own developments except for the approval of minor developments.
- Notifications on which material planning objection(s) has been received within the stipulated time span (the initial 21 day publicity period) and no agreement with the Chairman of the appropriate Committee after consultation with the appropriate Ward Member(s) has been reached.



- Determination of applications (excluding applications for advertisement consent, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights; Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received in the stipulated time span and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

## **Public Speaking at the Meeting**

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from the Committee Administrator at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Committee Administrator within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors with prejudicial interests, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members *and* officers in advance of the meeting to allow them time to consider the content.

## **Content of Officer's Report**

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

## **Status of Officer's Recommendations and Committee's Decisions**

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

### **Conditions and Reasons for Refusal**

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

### **Decisions subject to Completion of a Planning Obligation**

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

### **Deferred Applications**

Applications may not be decided at the meeting for a number of reasons as follows:

- \* The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.

- \* Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- \* The Committee may resolve to seek additional information or amendments.
- \* The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.
- \* Where the Committee has resolved to make a decision, which in the opinion of the Head of Planning and Building, has a possible conflict with policy, public interest or possible claims for costs against the Council, those applications shall be referred to the Planning Control Committee for determination.

### **Visual Display of Plans and Photographs**

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application in the reception areas in Beech Hurst, Andover or the Former Magistrates Court office, Romsey. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

### **Human Rights**

"The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- \* Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- \* Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

### **Natural Environment and Rural Communities Act 2006 (NERC)**

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: *"every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity"*.

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

### **Other Legislation**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016). Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Document (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 27th March 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework sets out that where the development plan is absent, silent or relevant policies are out of date permission should be granted unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
- Specific policies in the Framework indicate development should be restricted.

However, account can also be taken of policies in emerging development plans, which are going through the statutory procedure towards adoption. Annex 1 of the NPPF sets out that greater weight can be attached to such policies depending upon

- The stage of plan preparation of the emerging plan;
- The extent to which there are unresolved objections to relevant policies; and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

The National Planning Policy Framework states that 'In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.'

## ITEM 7

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

Background paper (Local Government Act 1972 Section 100D)

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### 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**

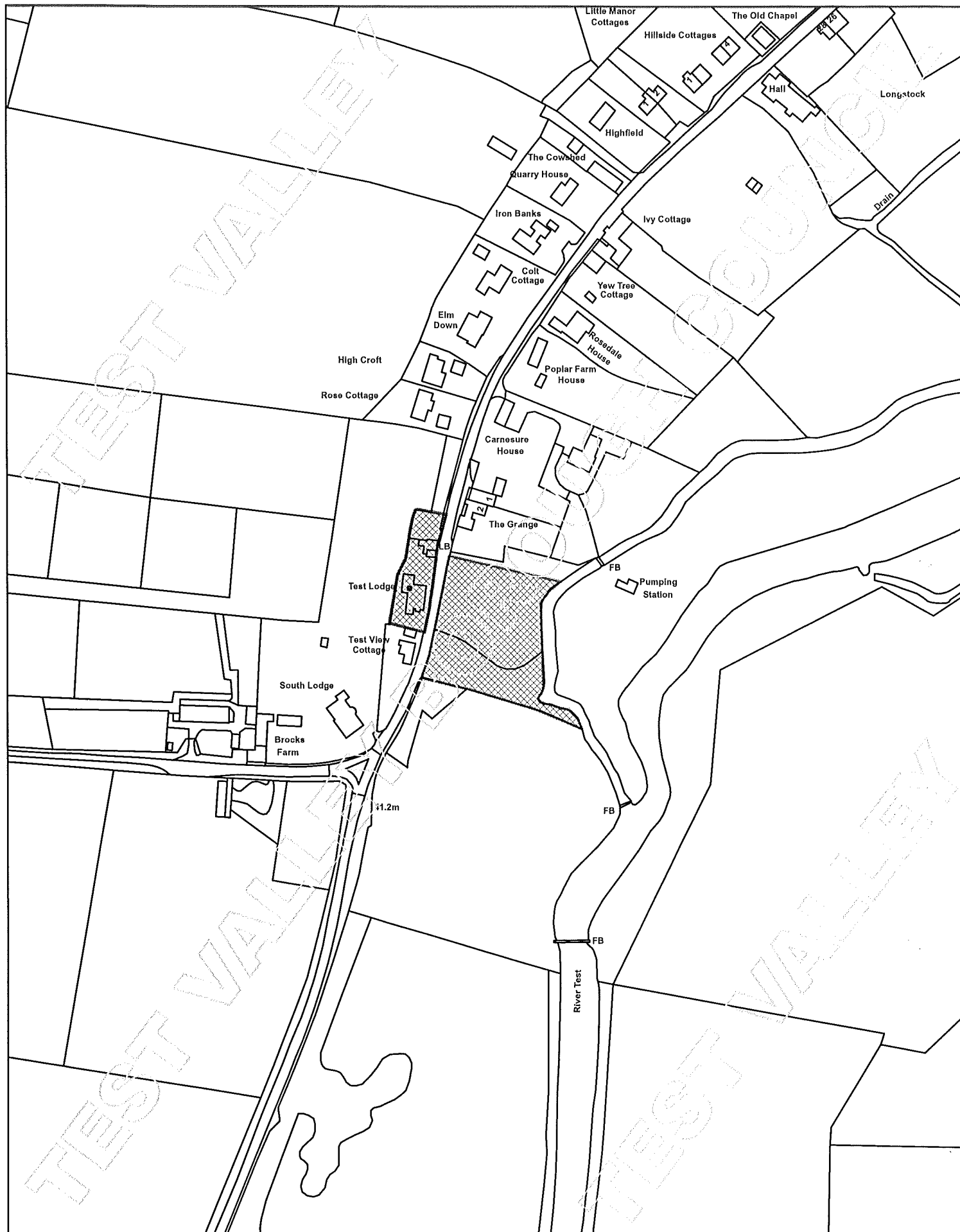
**PERMISSION subject to:**

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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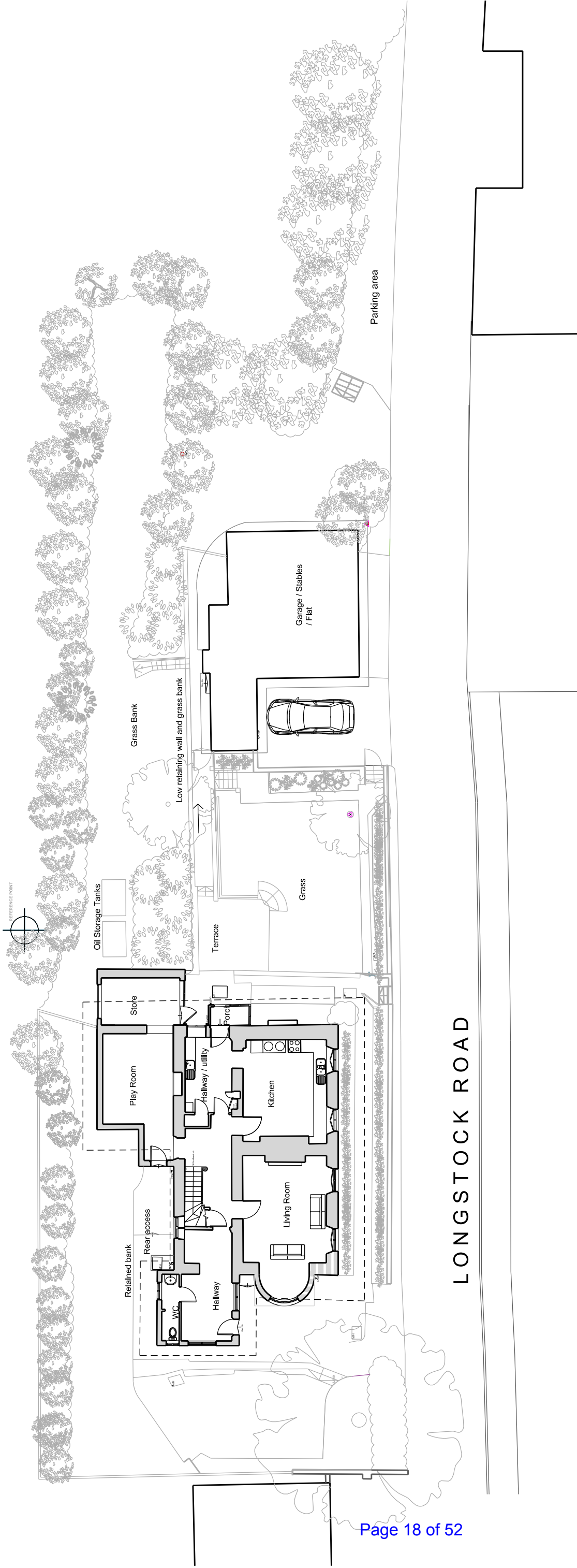


## Siteplan

**Test Valley**  
Borough Council 

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TEST VALLEY BOROUGH COUNCIL LICENCE No. 100024295 2013





PLANNING

Key:

Existing walls

000510

N

STUDIO BATTERSBY EDGLEY  
BA (hons), Dip Arch, ARB

Drawing name:  
Existing Site Plan

Date:  
Mar 2018

Job no:  
105

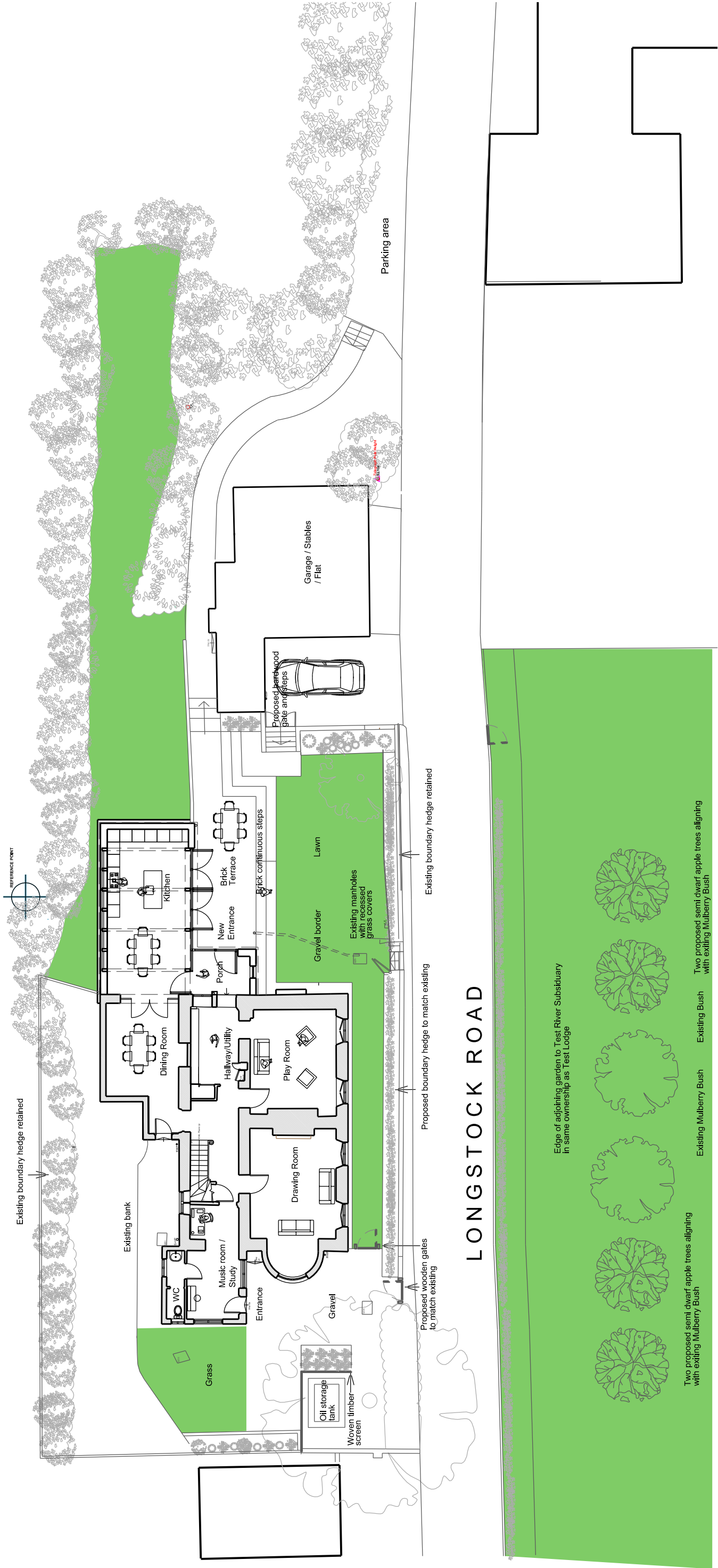
Drawing no:  
EX - 01

Scale:  
1:200@ A3

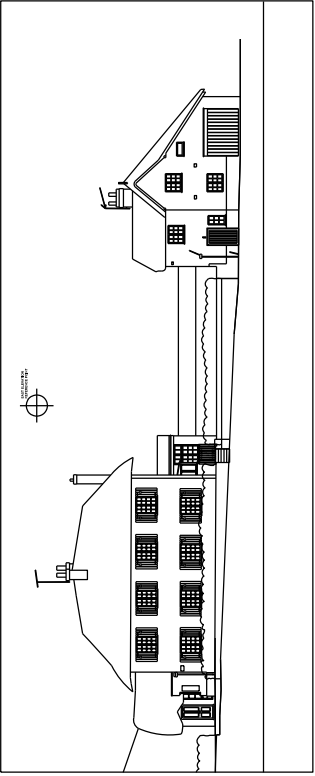
Revision:

Drawn by:  
NW

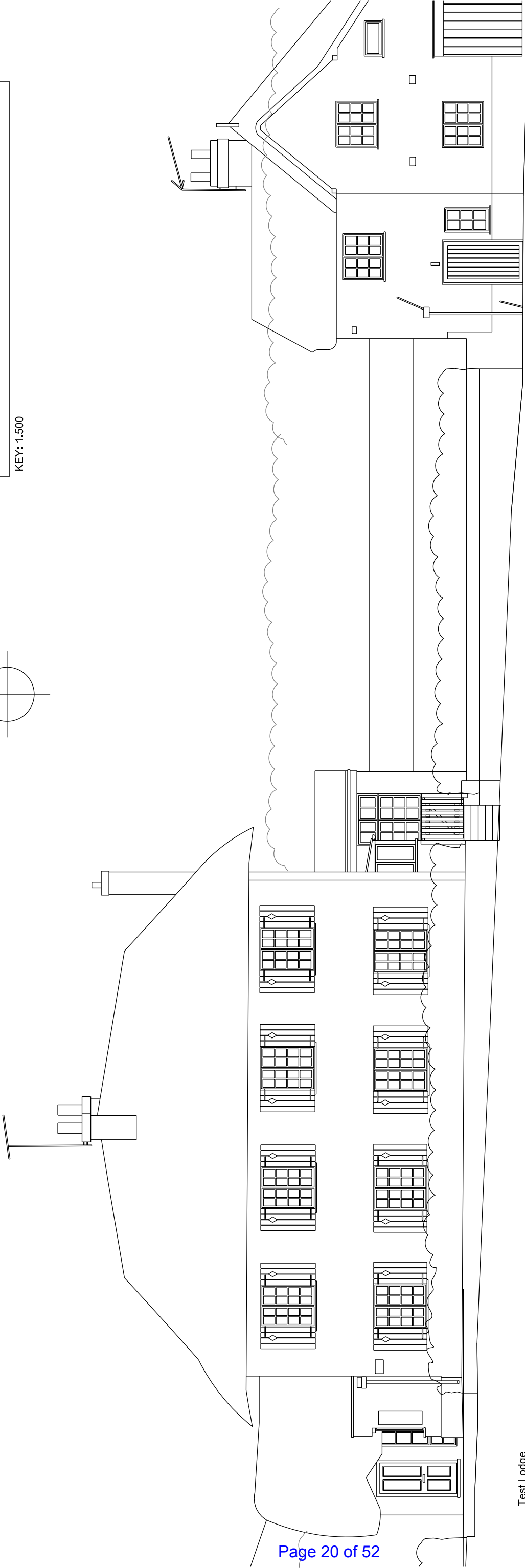
Project name:  
Test Lodge



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| PLANNING | Key:<br><div></div> Existing walls | Rev | Note | Date | <div><div></div><div>00</div><div>05</div><div>10</div></div> <div><div></div><div>N</div></div> | STUDIO BATTERSBY EDGLEY<br>BA (hons), Dip Arch, ARB |  |                |  | Drawing name:<br>Proposed Site Plan |  |  |  |
|          |                                    |     |      |      |  | Date:<br>Mar 2018                                   |  | Job no:<br>105 |  | Drawing no:<br>PL - 01              |  |  |  |
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KEY: 1:500



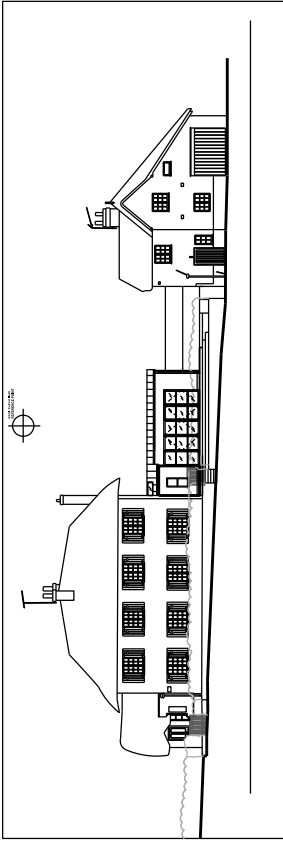
Test Lodge

Annex

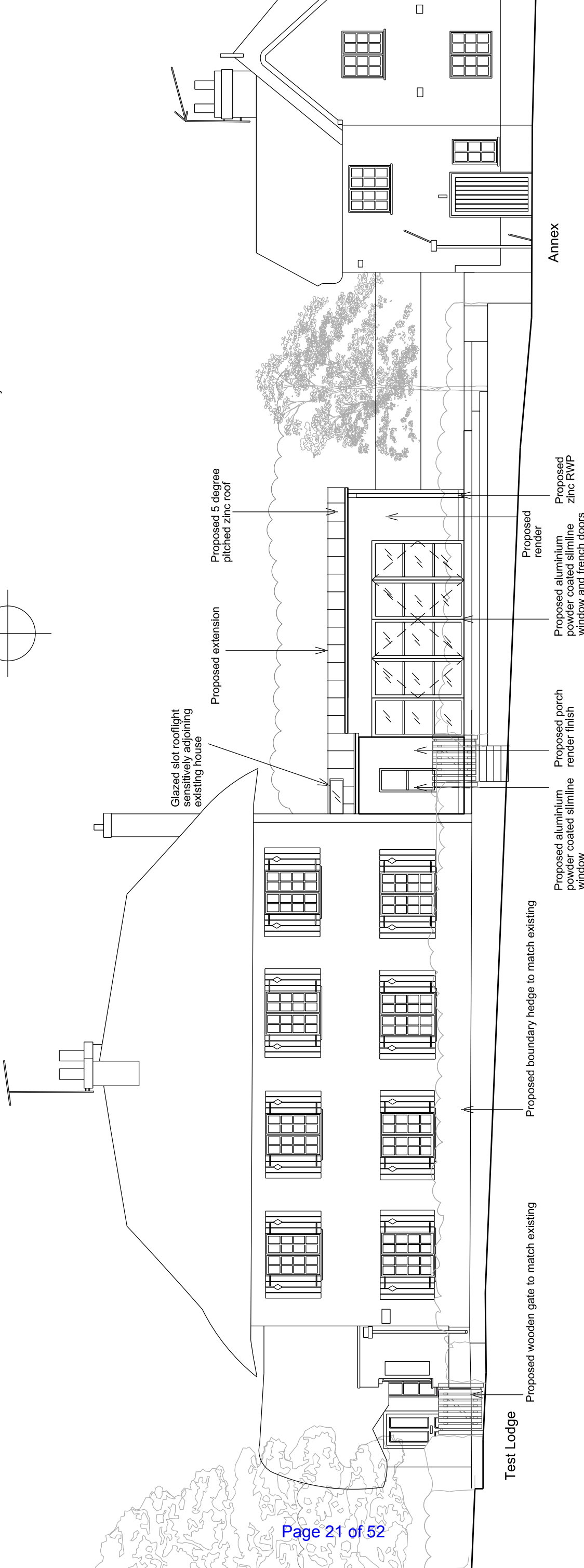
45m level

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| PLANNING | <div>0005</div> | STUDIO BATTERSBY EDGLEY<br>BA (hons), Dip Arch, ARB<br><br>Tel: 07815836659<br>laura@battersbyedgley.com | Drawing name:<br>Existing Front / East Elevation |                |                        |                 |
|          |                 |  | Date:<br>Mar 2018                                | Job no:<br>105 | Drawing no:<br>EX - 04 | Drawn by:<br>NW |
|          |                 |  | Scale:<br>1:100@ A3                              | Revision:      |                        |                 |
|          |                 |  | Project name:<br>Test Lodge                      |                |                        |                 |





1.500 key



Test Lodge

Proposed wooden gate to match existing

Proposed boundary hedge to match existing

Proposed aluminium powder coated slimline window

Proposed aluminium powder coated slimline window and french doors

Proposed render

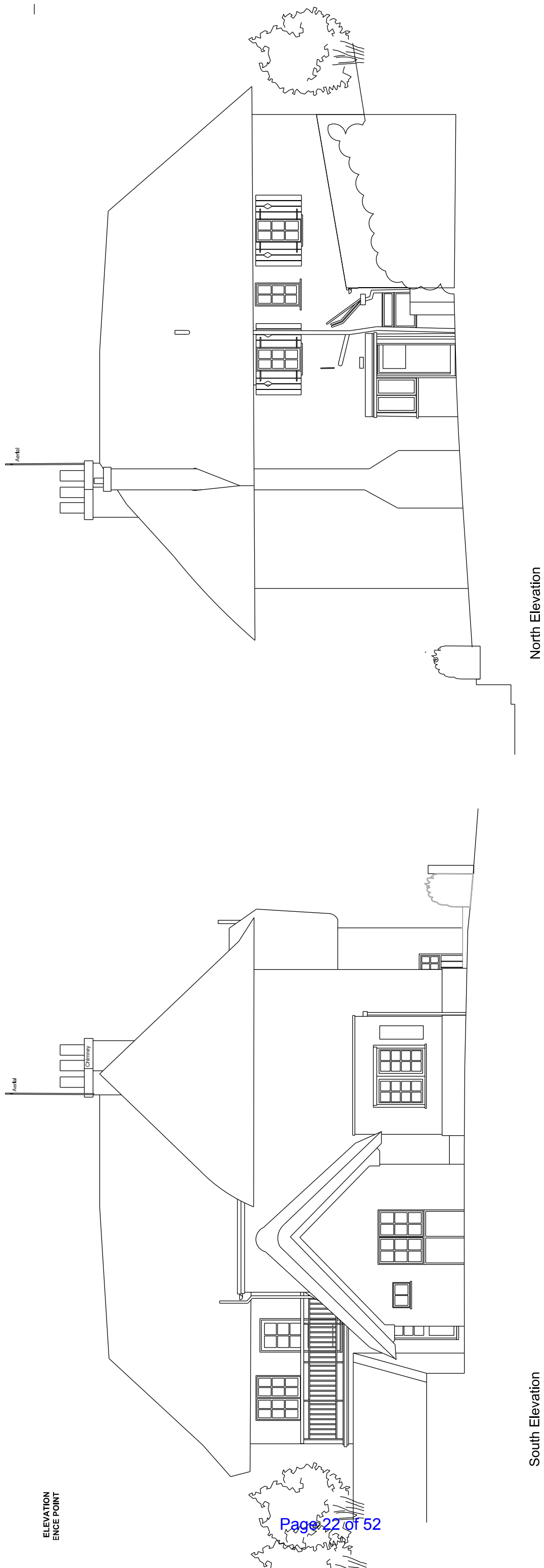
Proposed 5 degree pitched zinc roof

Proposed extension

Glazed slot rooflight sensitively adjoining existing house

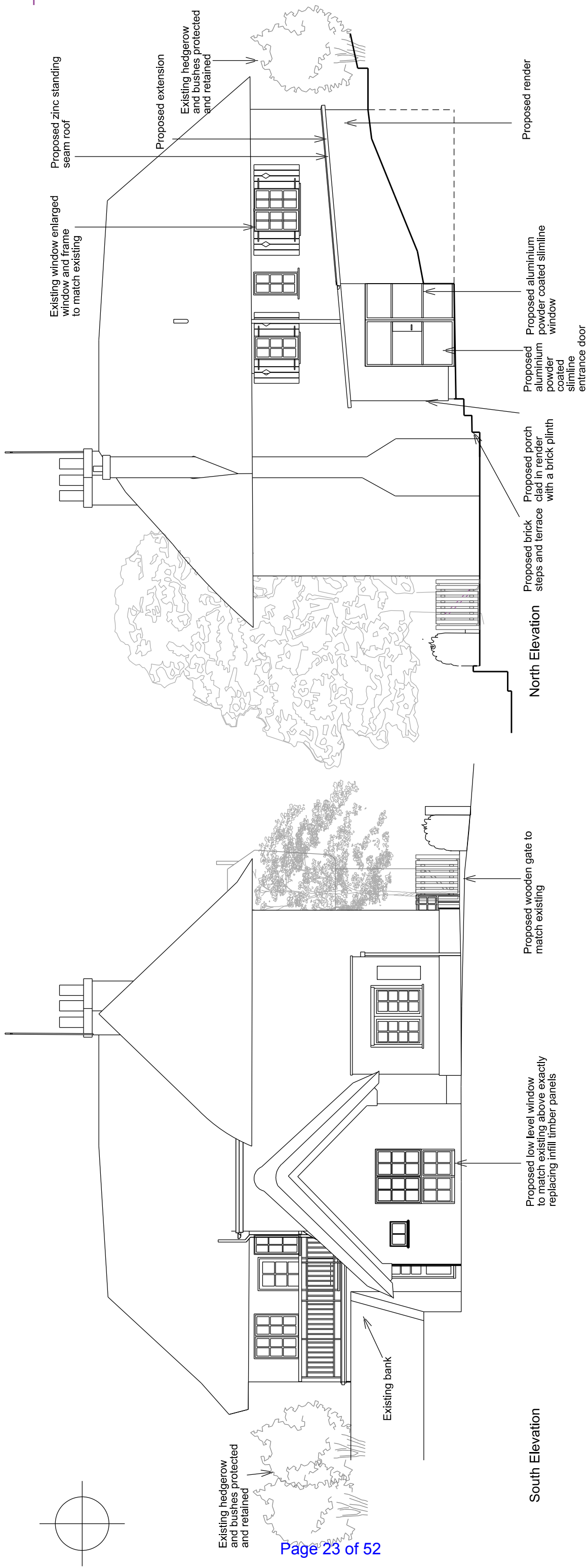
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| PLANNING |  | Rev | Note | Date | <div>0005</div> | STUDIO BATTERSBY EDGLEY<br>BA (hons), Dip Arch, ARB | Drawing name:<br>Proposed Front / East Elevation |                        |           |                 |
|          |  |     |      |      |                 |   | Date:  | March 2018             | Job no:   | 105             |
|          |  |     |      |      |                 |   | Scale:   | 1:100@ A3              | Revision: |                 |
|          |  |     |      |      |                 |   | Project name:<br>Test Lodge                      |                        |           |                 |
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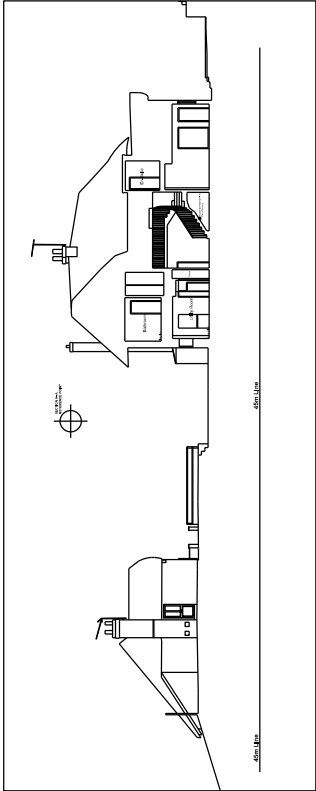


# PLANNING

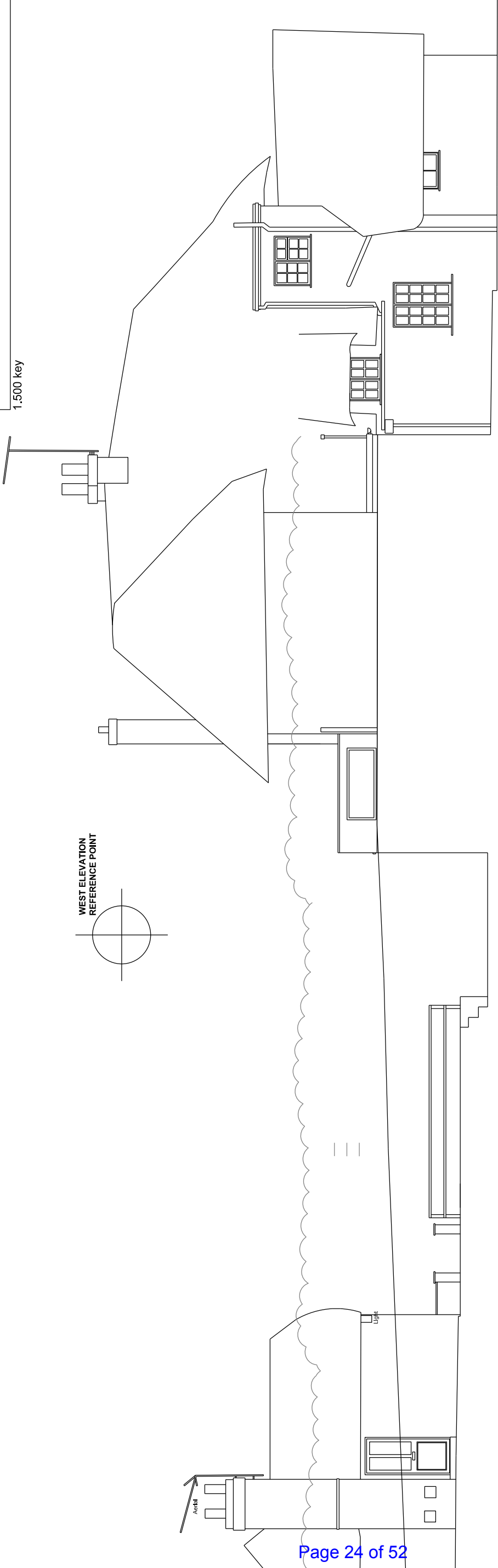
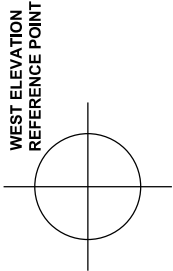
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| STUDIO BATTERSBY EDGLEY<br>BA (hons), Dip Arch, ARB<br><br>Tel: 07815 836 659<br>laura@battersbyedgley.com | Drawing name:<br>Existing South & North Elevation |                |                        |
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|  | Project name:<br>Test Lodge                       |                |                        |



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|----------|--|---|---|----------------|------------------------|--|
| PLANNING |  | STUDIO BATTERSBY EDGLEY<br>BA (hons), Dip Arch, ARB | Drawing name:<br>Proposed North & South Elevation |                |                        |  |
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|          |  |   | Project name:<br>Test Lodge                       |                |                        |  |

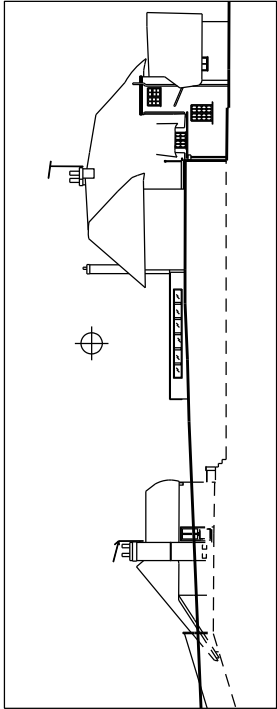


1.500 key

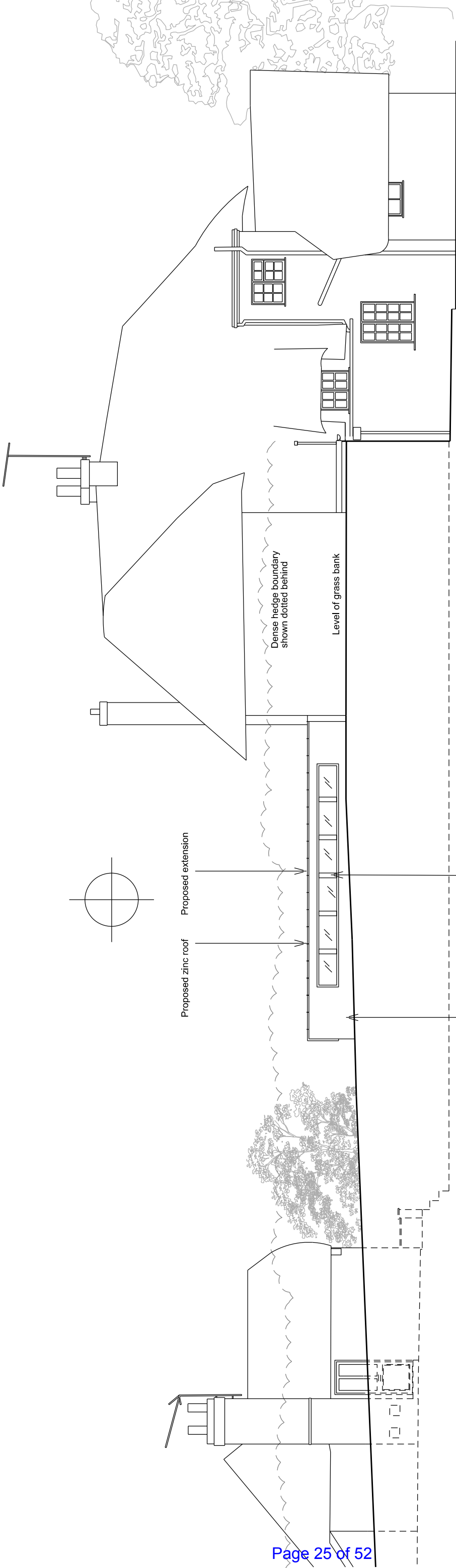


45m Line

|          |  |   |                |                        |  |
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| PLANNING | STUDIO BATTERSBY EDGLEY<br>BA (hons), Dip Arch, ARB<br><br>Tel: 07815 836 659<br>laura@battersbyedgley.com | Drawing name:<br>Existing Rear / West Elevation |                |                        |  |
|          |  | Date:<br>Mar 2018                               | Job no:<br>105 | Drawing no:<br>EX - 06 |  |
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|          |  | Project name:<br>Test Lodge                     |                |                        |  |



1:500 key



45m level

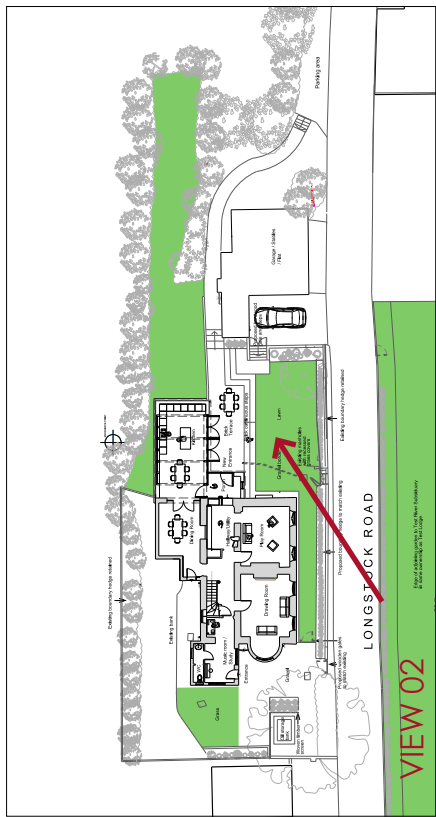
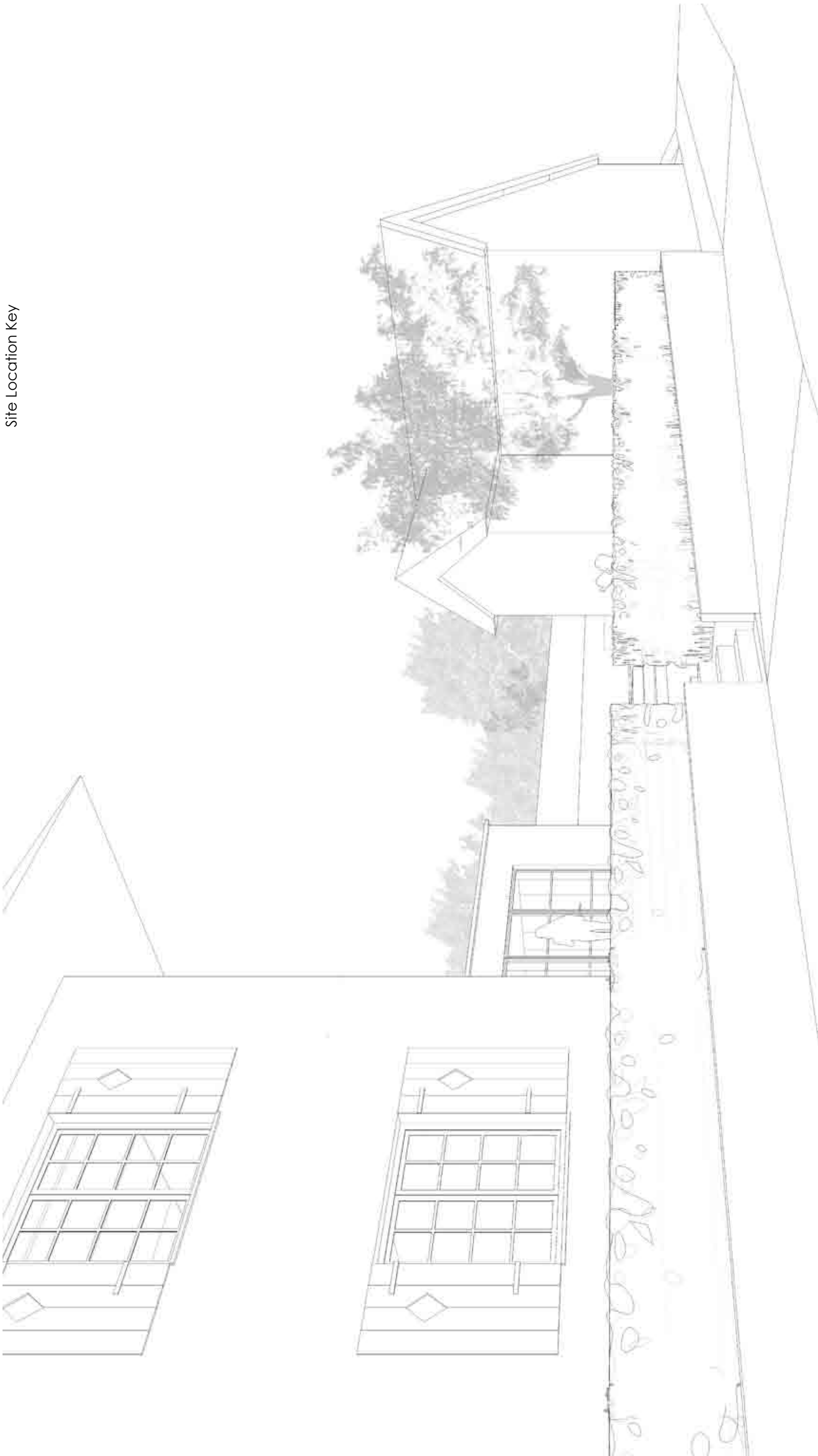
# PLANNING

|   |                |                        |                             |
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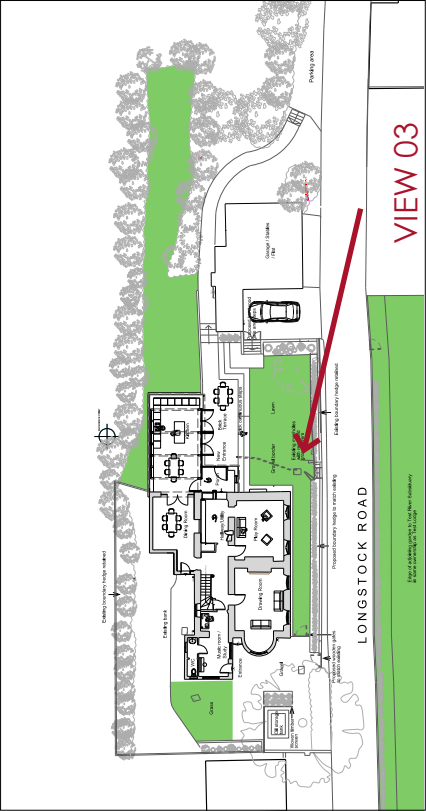


VIEW 02  
FROM THE SOUTH EAST ALONG LONGSTOCK ROAD



Site Location Key

VIEW 03  
FROM THE NORTH ALONG LONGSTOCK ROAD



Site Location Key



## ITEM 8

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|                         |  |
|-------------------------|--|
| <b>APPLICATION NO.</b>  | 18/00825/LBWN  |
| <b>APPLICATION TYPE</b> | LISTED BUILDING WORKS - NORTH  |
| <b>REGISTERED</b>       | 27.03.2018   |
| <b>APPLICANT</b>        | Mr and Mrs Charis and Tim Nedas  |
| <b>SITE</b>             | Test Lodge, Longstock Road, Longstock, SO20 6DP,<br><b>LONGSTOCK</b>   |
| <b>PROPOSAL</b>         | Replace store and existing porch with an extension to provide a kitchen and replacement porch, internal alterations to ground and first floor. |
| <b>AMENDMENTS</b>       |  |
| <b>CASE OFFICER</b>     | Mr Oliver Woolf  |

Background paper (Local Government Act 1972 Section 100D)

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### 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 The listed building has a modern porch and storage area attached to the north elevation.
- ### 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.
- 3.2 A first floor window above the existing porch and store would be enlarged. Internal changes proposed include the removal of a cupboard and partition walls and blocking up of a door around the family bathroom on the first floor.
- ### 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 18/00824/FULLN: 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.

## 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

E5: biodiversity

E9: heritage

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 consideration is the impact on the significance of the listed building. Local Planning Authorities are required to have special regard to the desirability of preserving the setting of listed buildings as set out in section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.2 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*”.

8.3 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.

8.4 The objection from the Parish Council argues that the modern form of the proposed extension is not appropriate to the listed building and quotes from page 12 of the Longstock Village Design Statement (VDS) as to why some of the proposed materials are not acceptable. The objection also argues that a more traditional form of extension should be used.

8.5 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 the same depth as the existing porch and store. The proposed extension has been significantly reduced in size compared to the withdrawn application for planning permission and listed building consent made in 2017.

8.6 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.

8.7 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. It is considered that the colour of the proposed roof would respect the weathered thatch of the listed building and that Crittall style metal framed windows are themselves a historic feature.

As a result is considered that the proposed extension would make a positive contribution to sustaining the significance of the listed building. Samples and details of materials, window and door details and how the proposed extension would abut to the listed building could be secured by condition.

- 8.8 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.
- 8.9 The internal works to the listed building would impact partitions, a cupboard and shelving around the first floor family bathroom and rear bedroom that were constructed in the 20<sup>th</sup> century. It is considered that the proposed works would not have an adverse impact on the floor plan of the listed building or result in the loss of historic fabric. As such, the internal works would not result in harm to the significance of the listed building.
- 8.10 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 make a positive contribution to sustaining the significance of the listed building with regard to policy E9.
- 8.11 **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.
- 8.12 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 make a positive contribution to sustaining the significance of Test Lodge. 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**  
**CONSENT subject to:**
1. **The works hereby consented to shall be begun within three years from the date of this permission.**

**Reason: To comply with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**

- 2. The works hereby consented 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 until samples and details of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Works 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. 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.**

- 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. Works 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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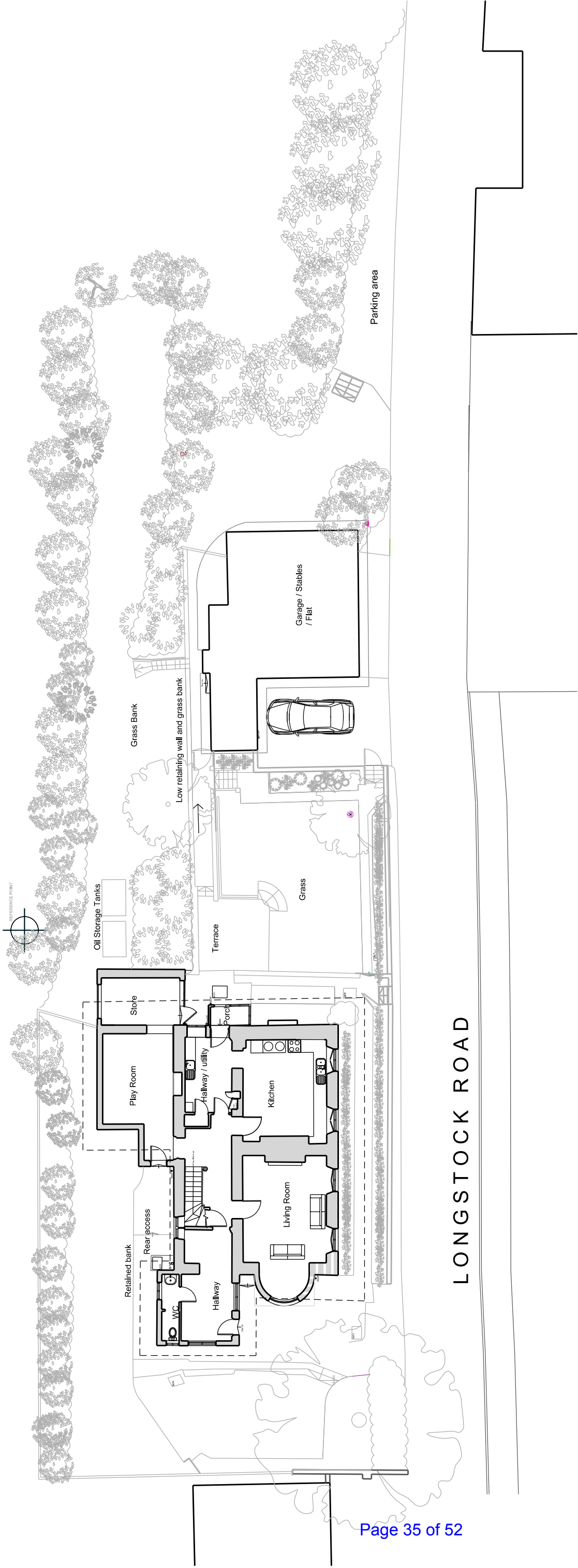


Siteplan

**Test Valley**  
Borough Council

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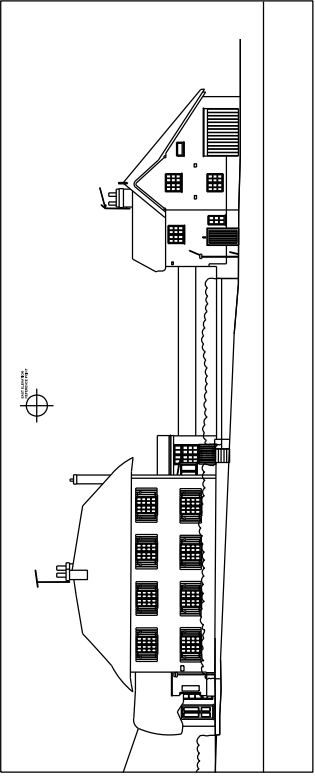




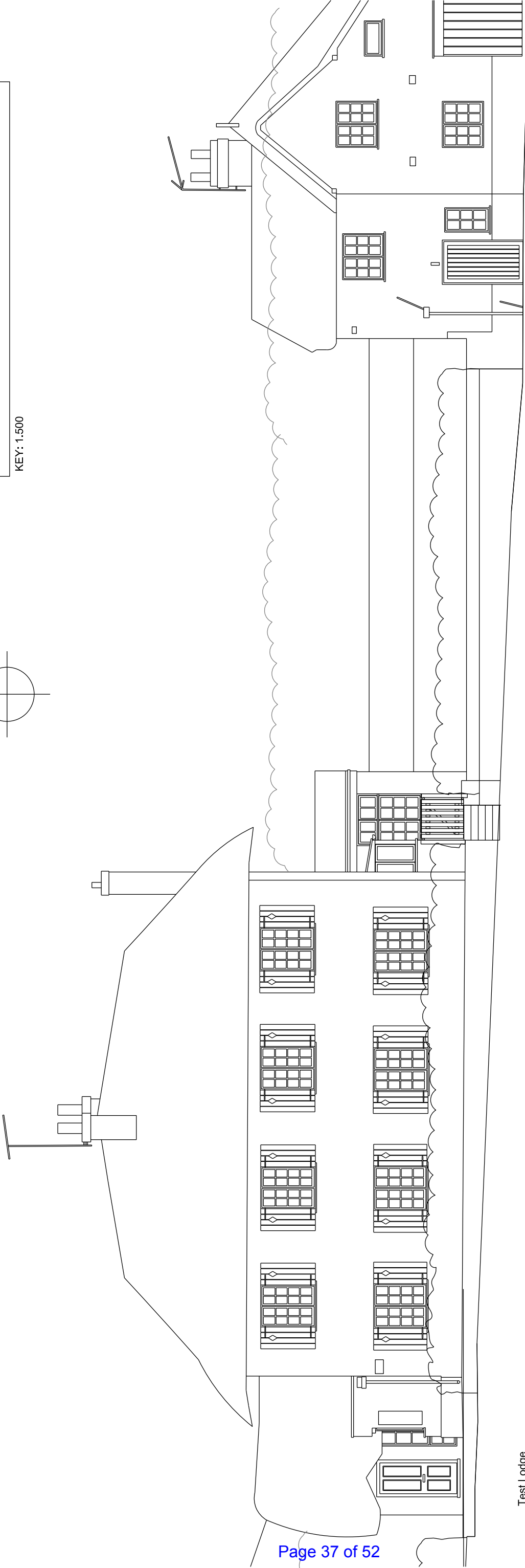
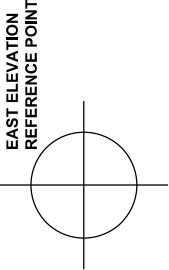
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|          |  |  |   | Date:<br>Mar 2018                   | Job no:<br>105 | Drawing no:<br>EX - 01 | Project name:<br>Test Lodge |
|          |  |  |   | Scale:<br>1:200@ A3                 | Revision:      | Drawn by:<br>NW        |                             |
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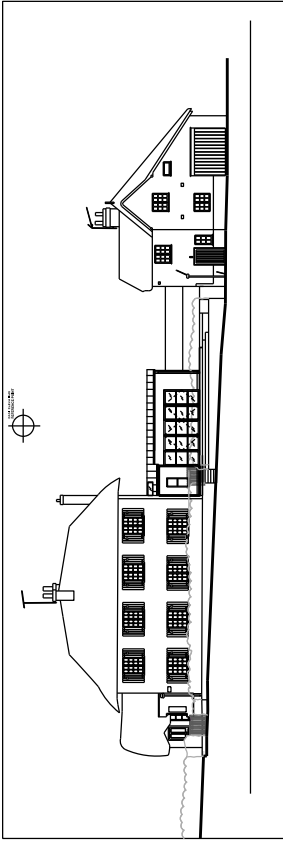


Test Lodge

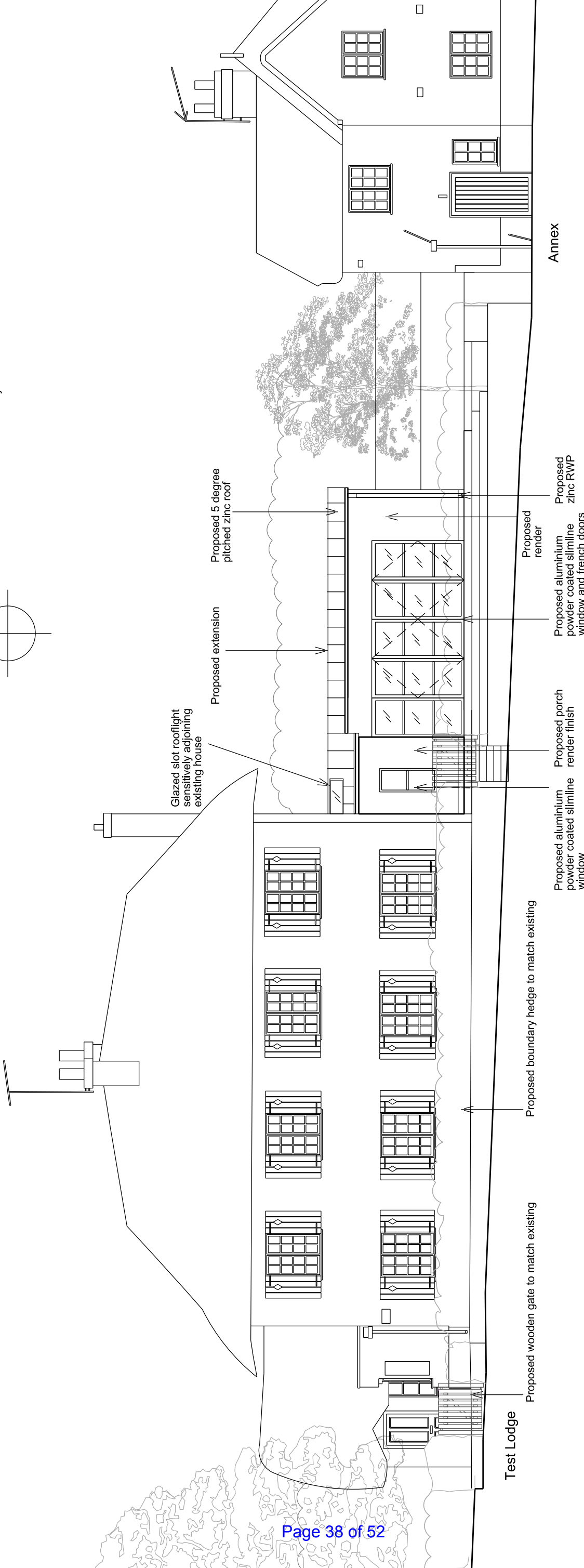
Annex

45m level

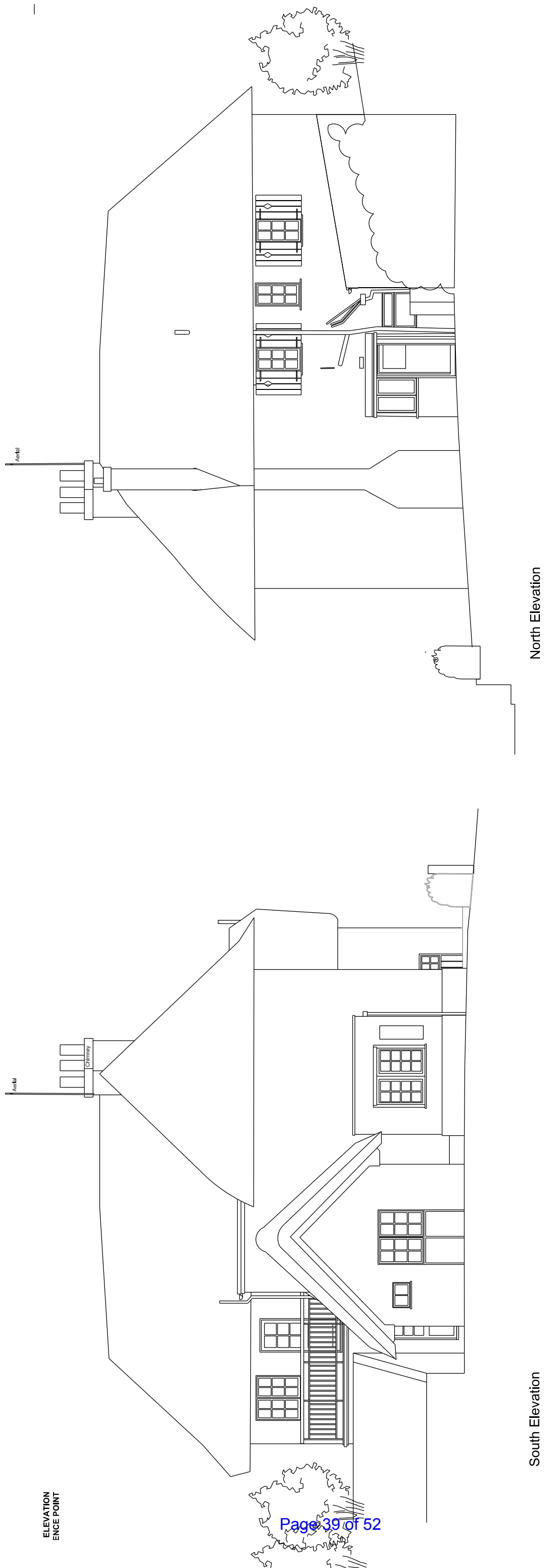
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|          |                 |  | Date:<br>Mar 2018                                | Job no:<br>105 | Drawing no:<br>EX - 04 | Project name:<br>Test Lodge |
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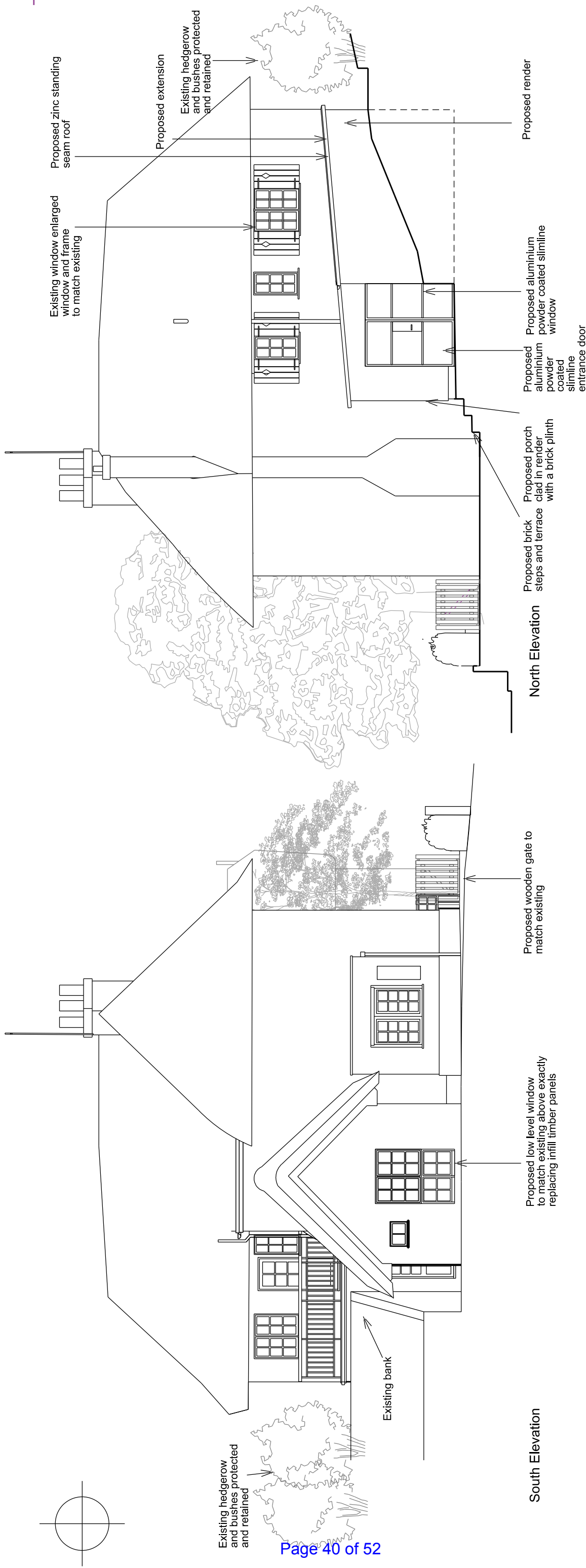


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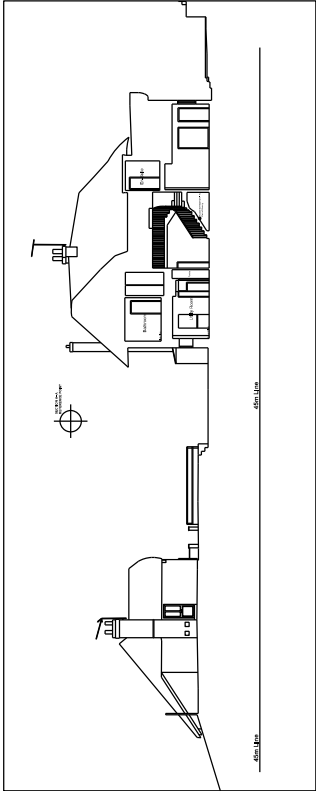


# PLANNING

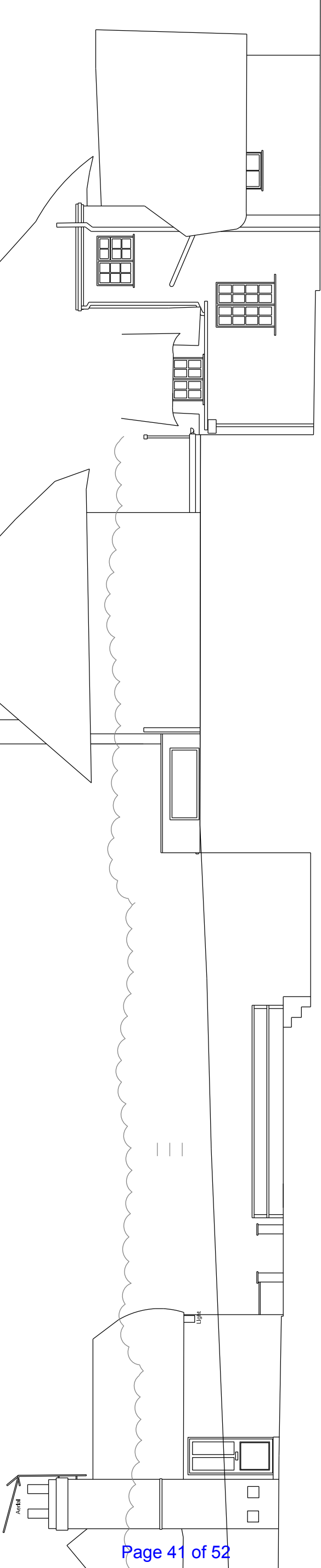
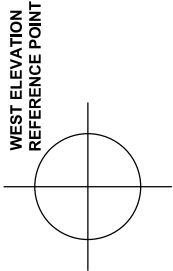
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| <p>STUDIO BATTERSBY EDGLEY<br/>BA (hons), Dip Arch, ARB</p> <p>Tel: 07815 836 659<br/>laura@battersbyedgley.com</p> | <p>Drawing name:<br/>Existing South &amp; North Elevation</p> |                        |                                |
|   | <p>Date:<br/>Mar 2018</p>                                     | <p>Job no:<br/>105</p> | <p>Drawing no:<br/>EX - 05</p> |
|   | <p>Scale:<br/>1:100@ A3</p>                                   | <p>Revision:</p>       | <p>Drawn by:<br/>NW</p>        |
| <p>Project name:<br/>Test Lodge</p>   |   |                        |                                |



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| PLANNING |  | STUDIO BATTERSBY EDGLEY<br>BA (hons), Dip Arch, ARB |  | Drawing name:<br>Proposed North & South Elevation |                      |
|          |  |   |  | Date:<br>March 2018                               | Job no:<br>105       |
|          |  |   |  | Scale:<br>1:100@ A3                               | Revision:<br>PL - 05 |
|          |  |   |  | Project name:<br>Test Lodge                       |                      |

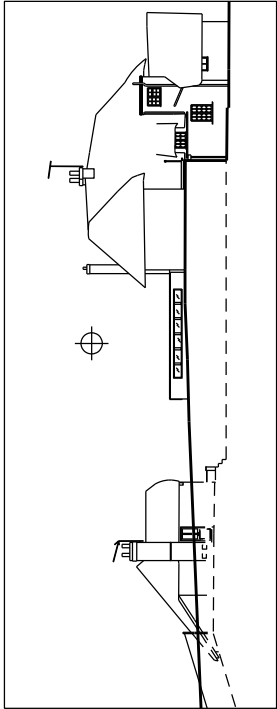


1.500 key

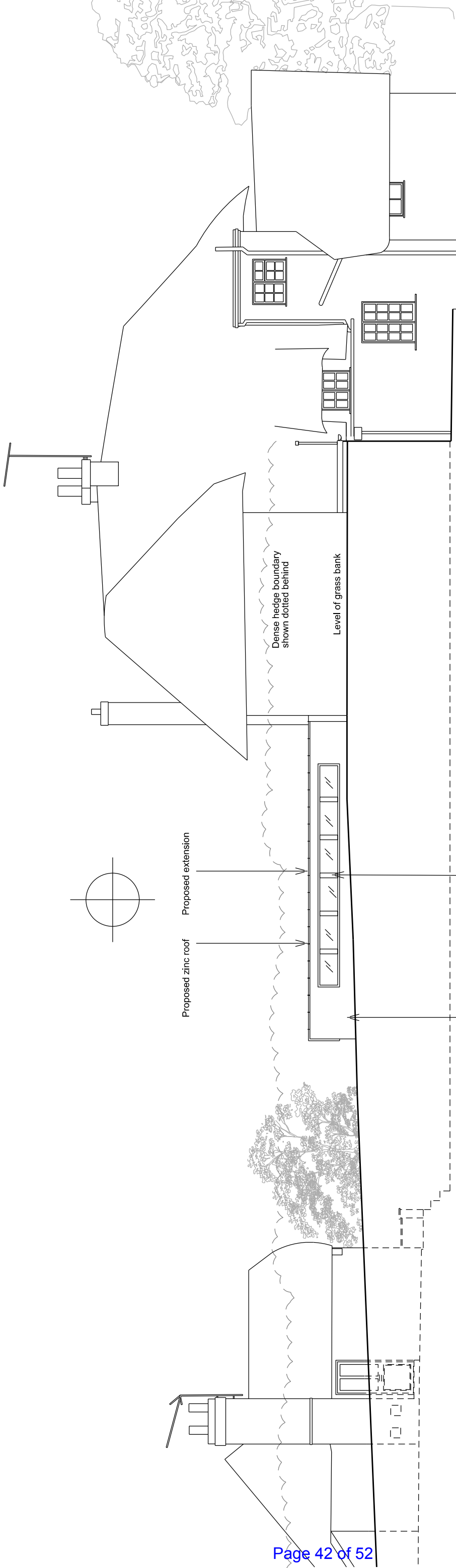


45m Line

|          |  |   |                |                        |  |
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| PLANNING | STUDIO BATTERSBY EDGLEY<br>BA (hons), Dip Arch, ARB<br><br>Tel: 07815 836 659<br>laura@battersbyedgley.com | Drawing name:<br>Existing Rear / West Elevation |                |                        |  |
|          |  | Date:<br>Mar 2018                               | Job no:<br>105 | Drawing no:<br>EX - 06 |  |
|          |  | Scale:<br>1:100@ A3                             | Revision:      | Drawn by:<br>NW        |  |
|          |  | Project name:<br>Test Lodge                     |                |                        |  |



1:500 key



Proposed zinc roof

Proposed extension

Proposed render

Proposed aluminium  
powder coated slimline  
clerestorey glazing

45m level

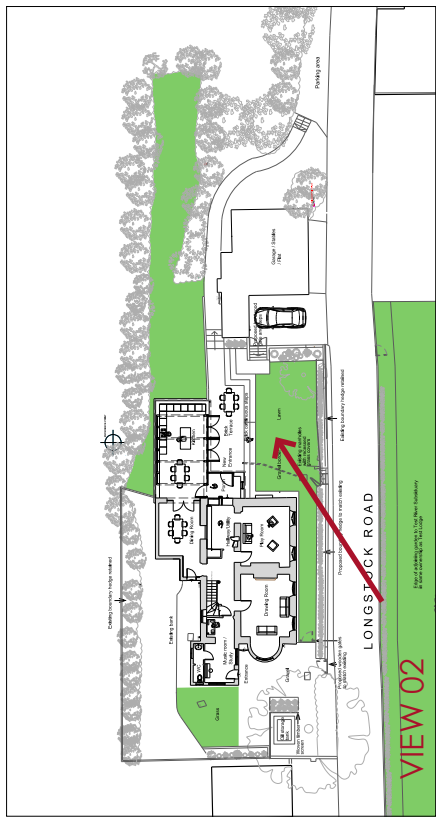
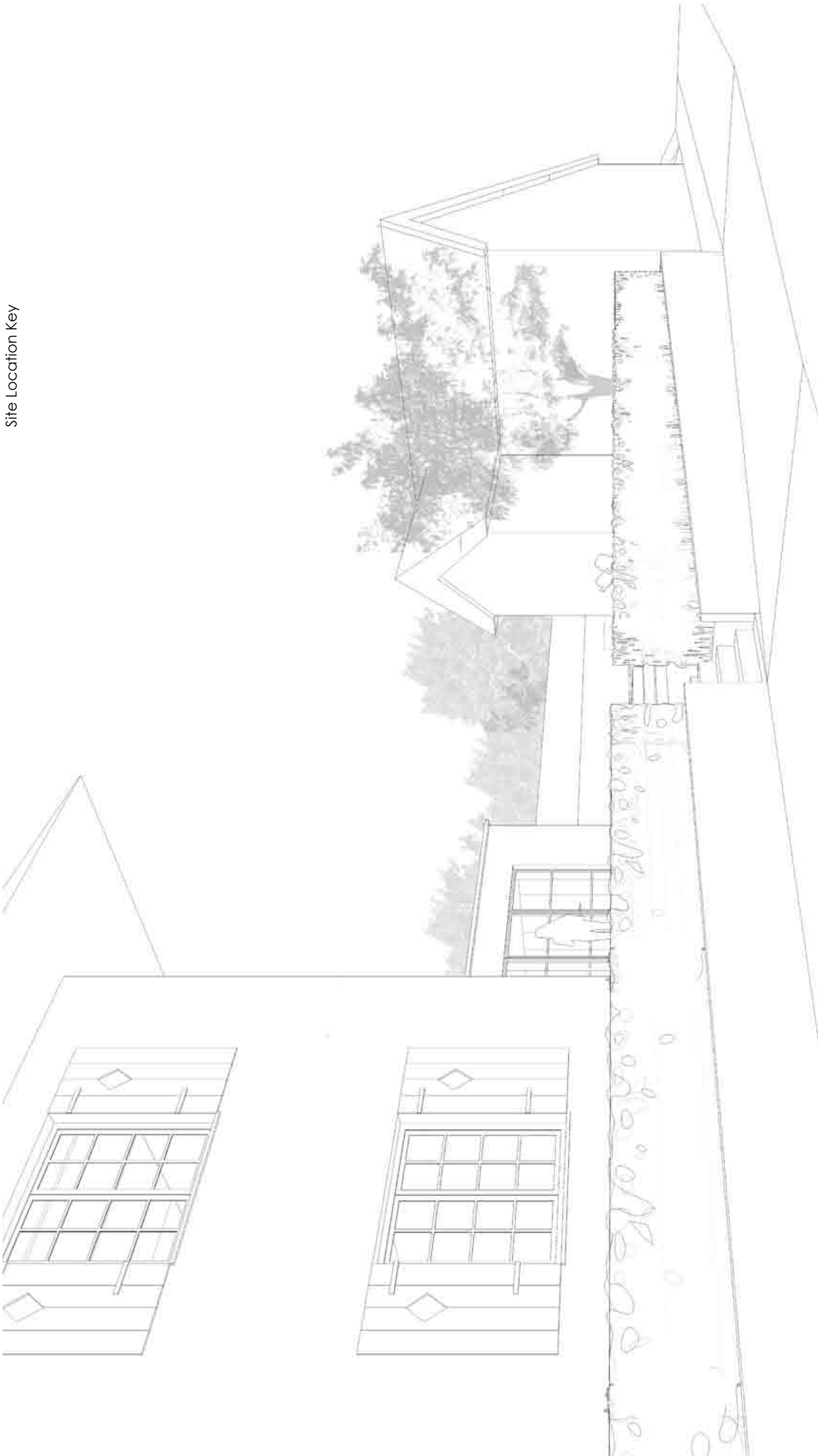
# PLANNING

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| Drawing name:<br>Proposed Rear / West Elevation |                |                        |                             |
| Date:<br>March 2018                             | Job no:<br>105 | Drawing no:<br>PL - 06 | Project name:<br>Test Lodge |
| Scale:<br>1:100@ A3                             | Revision:      | Drawn by:<br>NW        |                             |

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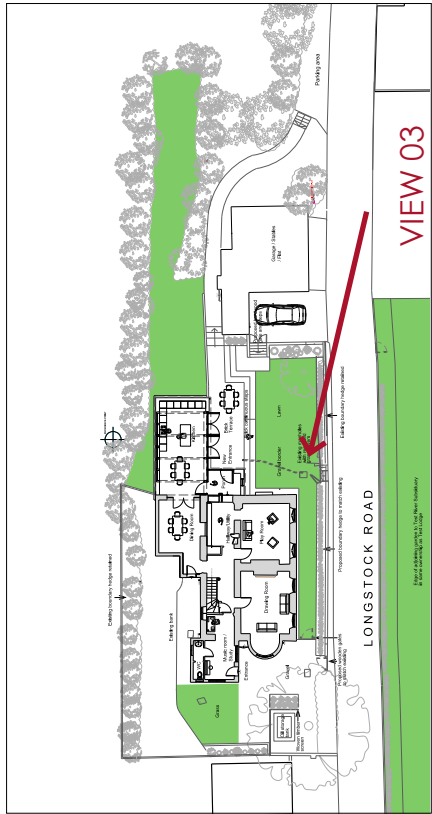


VIEW 02  
FROM THE SOUTH EAST ALONG LONGSTOCK ROAD



Site Location Key

VIEW 03  
FROM THE NORTH ALONG LONGSTOCK ROAD



Site Location Key

## ITEM 9

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|                         |   |
|-------------------------|---|
| <b>APPLICATION NO.</b>  | 18/01110/FULLN  |
| <b>APPLICATION TYPE</b> | FULL APPLICATION - NORTH  |
| <b>REGISTERED</b>       | 01.05.2018  |
| <b>APPLICANT</b>        | Jane and David Drew   |
| <b>SITE</b>             | 1 Yew Tree Close, Goodworth Clatford, SP11 7RR,<br><b>GOODWORTH CLATFORD</b>                            |
| <b>PROPOSAL</b>         | Conversion of garage to bedroom, erection of single storey garden room to rear, and storage outbuilding |
| <b>AMENDMENTS</b>       | Amended plan received 23.05.2018: IYC-A-L-200B<br>Amended plan received 24.05.2018: IYC-A-L-201         |
| <b>CASE OFFICER</b>     | Mrs Donna Dodd  |

Background paper (Local Government Act 1972 Section 100D)

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### 1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 1 Yew Tree Close is a two storey linked property which is located at the end of a row of three properties. The Yew Tree Close development is set to the rear of the main Goodworth Clatford road. The Goodworth Clatford conservation area runs along the eastern boundary of the property.

### 3.0 PROPOSAL

- 3.1 The application seeks permission for the conversion of the existing integral garage to a bedroom; the erection of a single storey garden room to be located to the rear of the host property, and the erection of a storage outbuilding to be located within the rear garden.

### 4.0 HISTORY

- 4.1 TVN.08606 - Installation of dormer window at rear elevation to facilitate conversion of roof space to family room – Permission subject to conditions and notes – 18.09.2002.
- 4.2 07/01924/FULLN – Re-site existing small shed and erect larger shed – Permitted development/works – 25.07.2007.

### 5.0 CONSULTATIONS

- 5.1 **Trees – no objection.**

Comments:

Proposed extension requires loss of small conifer – of screening merit between neighbours but strictly limited public amenity value; outside Conservation Area.

Proposed location for shed would require removal of shrubs from rear garden plus places foundation slabs within root protection area of off-site Sycamore and onsite Birch. No need for this to be of concern given very light nature of installation proposed.

5.2 Design and Conservation – **no objection.**

Comments: The proposed development should not have an adverse impact on the setting of the conservation area, the boundary of which runs along the eastern boundary of the property. The Yew Tree Close development is set to the rear of the main road, and is relatively contained and well screened.

The works proposed are in-keeping with the scale and overall character of the building, and the group within which it sits.

5.3 Highways – **no objection.**

6.0 **REPRESENTATIONS** Expired 01.06.2018

6.1 **Goodworth Clatford Parish Council – no objection.**

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 (2016)(RLP)

- COM2: Settlement Hierarchy
- E1: High Quality Development in the Borough
- LHW4: Amenity
- T2: Parking Standard

7.3 Supplementary Planning Documents (SPD)

Clatfords Village Design Statement

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- The character of the area
- Amenity
- Parking Standards
- Trees

8.2 **The principle of development**

The application site is located within the settlement boundary of Goodworth Clatford, as designated by the RLP (2016). 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 **Impact on the character and appearance of the area**

Garage Conversion

The existing garage and proposed development are located in a position such that limited public views would be possible from the access to the property. Any glimpsed views of the garage conversion would be seen in the context of the existing dwelling. The proposed external materials would match the materials of the host property, and in this respect, the proposal would not adversely affect the character and appearance of the area.

8.4 Rear garden room extension

The proposed garden room would be attached to the rear (west) of the host property and would not be visible from public vantage points. The garden room would measure 5540mm in depth, 3890mm in width and would be 3200mm in height (including the lantern). The proposed external materials for the walls, windows, doors and rainwater goods would match the existing external materials of the host property. To the rear of the property boundary is a privately owned field, the site boundaries are well screened with mature vegetation. The proposal would be simple in design and in keeping with the age and style of the host property and neighbouring properties. It is also noted that the neighbouring property has had a similarly designed extension approved. It is considered that the proposed garden room would be acceptable as it would integrate with and respect the character of the area.

8.5 Storage outbuilding

The proposed outbuilding would be located to the far end of the rear garden and would not be visible from public vantage points. The design, scale and materials are considered appropriate to the area.

8.6 It is considered that the garage conversion, garden room and outbuilding would integrate, respect and complement the character of the area with regard to layout, appearance, scale, materials and building styles in compliance with policy E1 of the RLP.

8.7 **Amenity**

Garage conversion

This element is not considered to result in any detrimental amenity concerns as a result of the screened location and type of development.

8.8 Rear garden room extension

All the properties within Yew Tree Close are well proportioned with good sized rear gardens. The proposal would be to the south edge of the host property's west elevation and would be single storey in design. The extension would be sited approximately 8.4 metres away from the boundary shared with 2 Yew Tree Close and would face the blank wall of their rear extension. As such, it is considered that there would no impact on the residential amenity of 2 Yew Tree Close in terms of privacy and access to daylight and sunlight.

8.9 The proposal would be approximately 2.7 metres away from the southern boundary shared with Yew Tree Barn. There are no windows proposed in the southern elevation, and therefore the privacy of Yew Tree Barn residents would be maintained. The garden of Yew Tree Barn is larger than that of the host property extending to the south allowing good access to sunlight and the proposal would not impact upon this. The mutual boundary between the properties consists of high-level fencing and mature planting, as such it is considered the proposal would not result in a detrimental impact upon the neighbours outlook. As such the rear extension would comply with policy LHW4 of the RLP.



8.10 Storage outbuilding

The proposed outbuilding would be located 1 metre from the mutual boundary of 2 Yew Tree Close. The mature planting and existing high-level boundary fence will largely screen the proposal retaining the privacy of the neighbouring property. Due to the limited scale and orientation of the garden, it is considered that the levels of sunlight and daylight to the neighbouring properties would not be negatively impacted. As such the outbuilding would comply with policy LHW4 of the RLP.

8.11 **Parking Standards**

The proposal would increase the number of bedrooms within the property from 3 to 4. It is considered that the remaining driveway would provide the required number of parking spaces to meet the parking standards. As such the proposal complies with policies T1 and T2 of the RLP.

8.12 **Trees**

The proposed garden room requires the loss of a small conifer, this tree is considered of screening merit between the host property and Yew Tree Barn but has strictly limited public amenity value.

The proposed location for the outbuilding would require the removal of shrubs from the rear garden and the placement of foundation slabs within the root protection area of the off-site Sycamore and onsite Birch. It is considered that there is no need for this to be of concern given very light nature of installation proposed. As such, the proposals comply with policy E2 of the RLP.

9.0 **CONCLUSION**

9.1 The proposals would integrate, respect and complement the character of the area. The privacy and amenity of the occupants and those of the neighbours would be provided for. The proposal is hereby in accordance with Test Valley Borough Revised Local Plan 2016 policies COM2, E1 and LHW4.

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: IYC-A-L-001, IYC-A-L-200B, IYC-A-L-201  
Reason: For the avoidance of doubt and in the interests of proper planning.

**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.





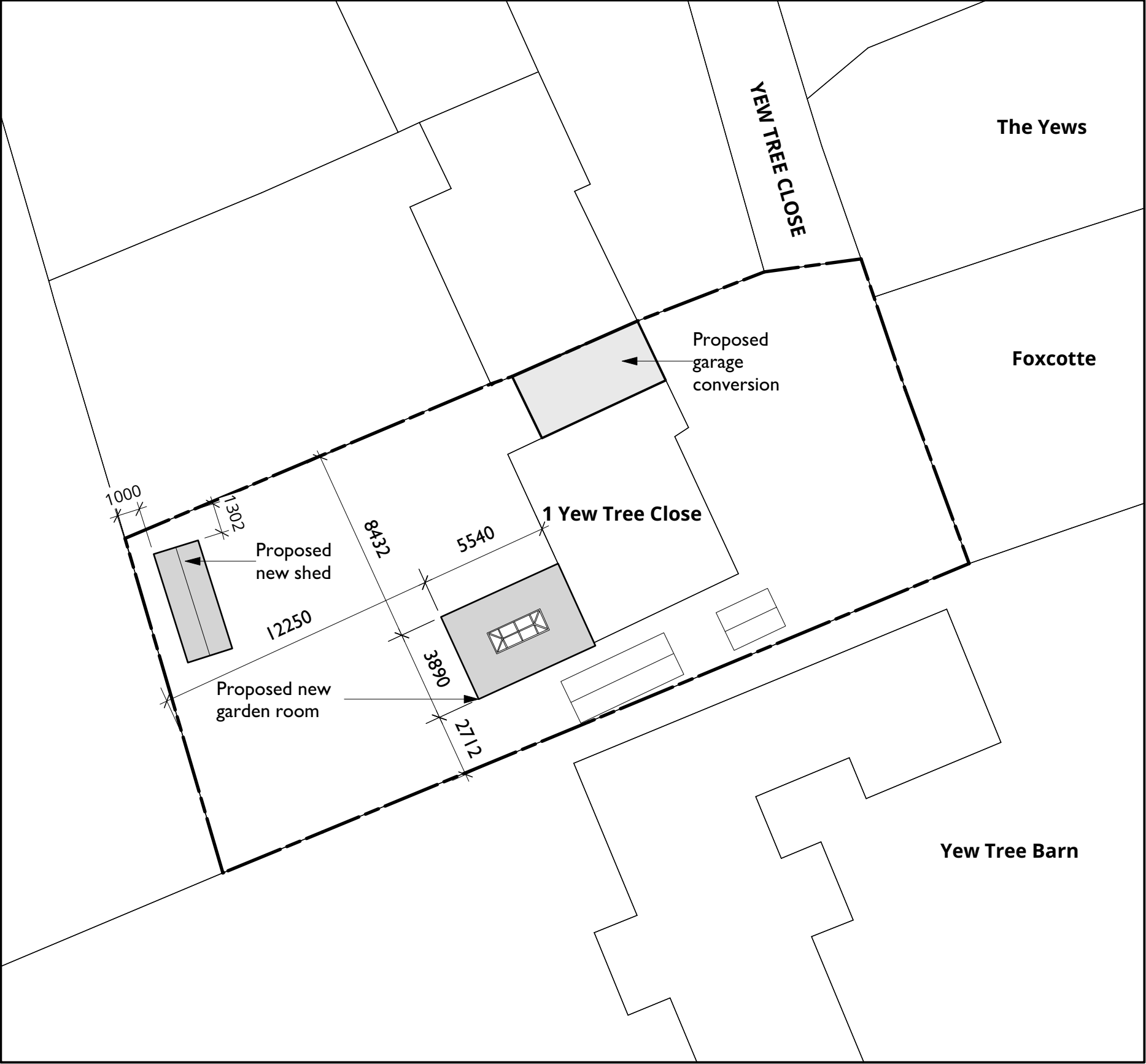
## Siteplan

**Test Valley**  
Borough Council

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TEST VALLEY BOROUGH COUNCIL LICENCE No. 100024295 2013

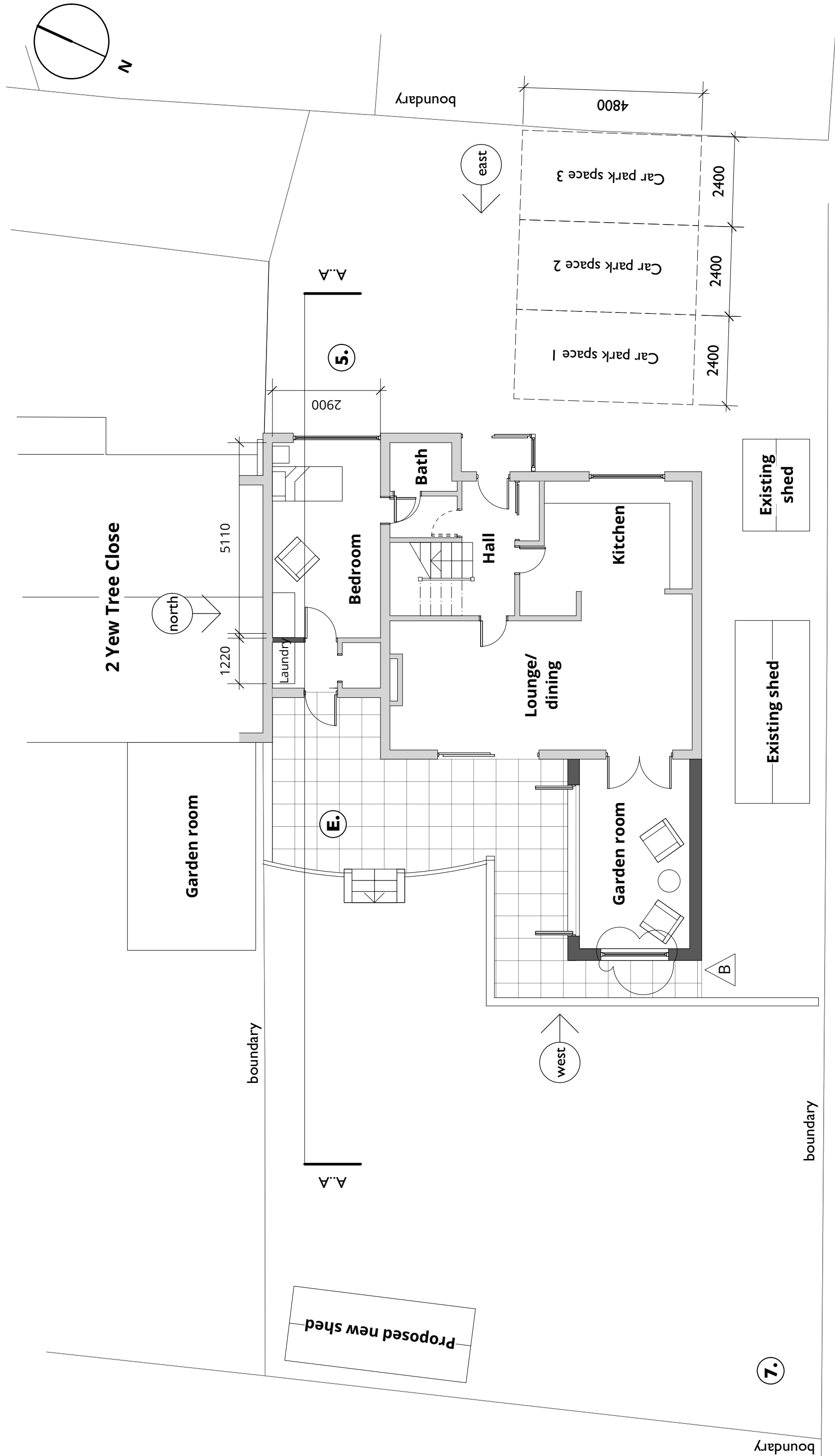
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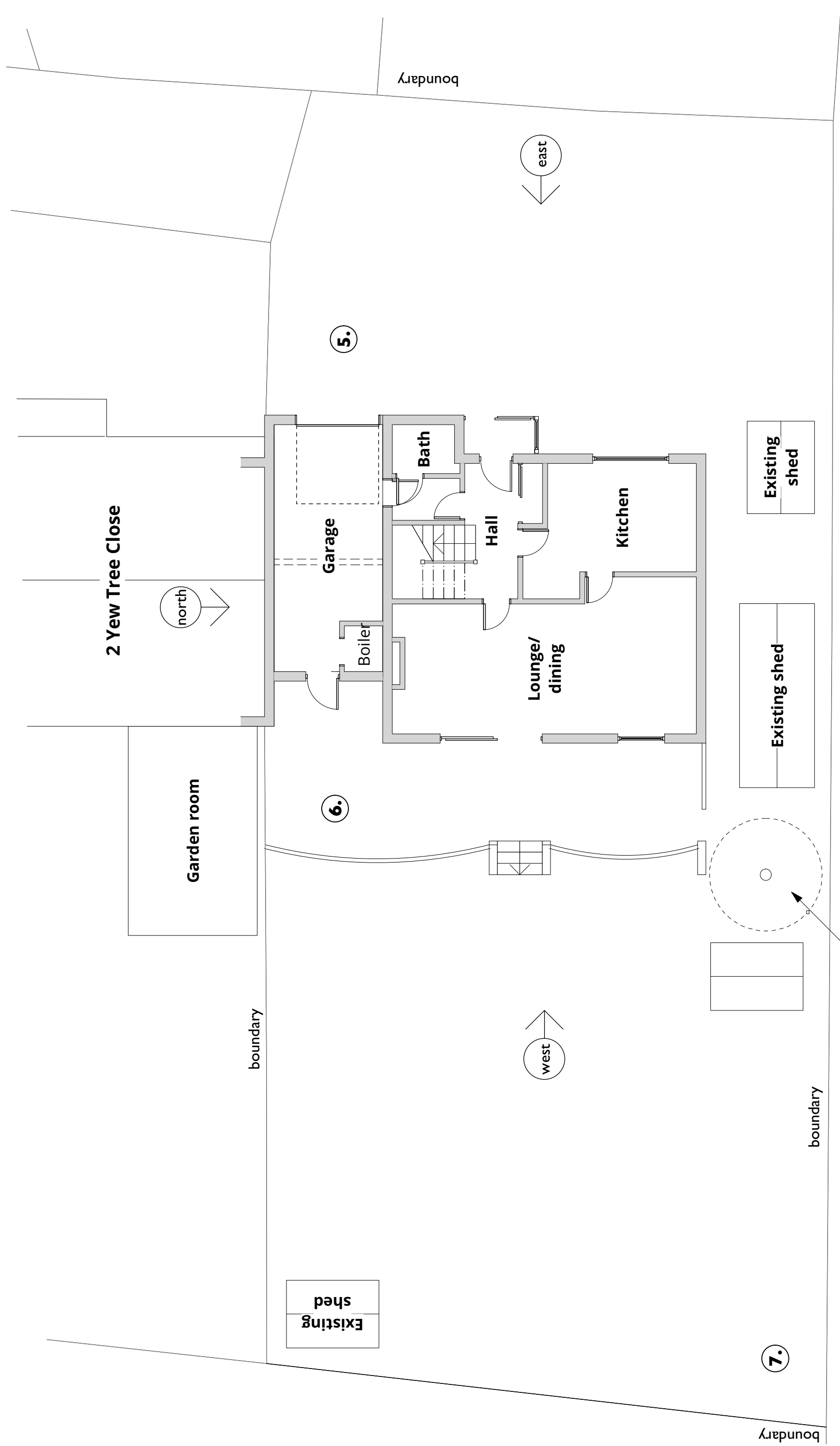
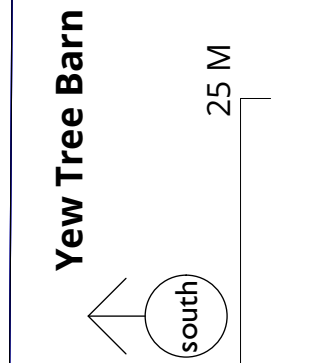


**Site plan**  
**1:200**

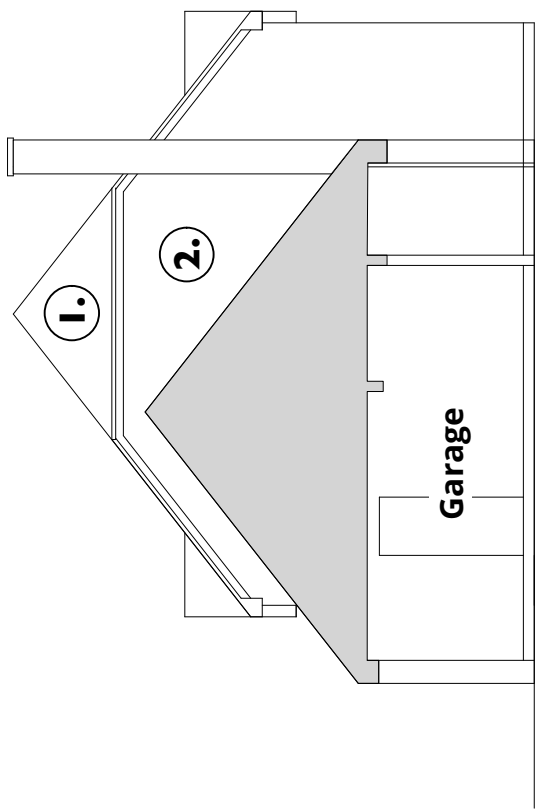
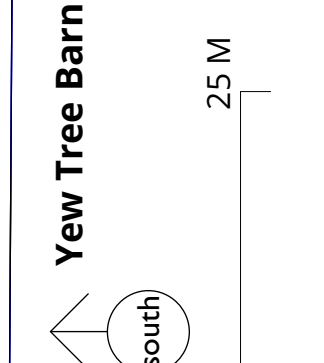
0 5 15 25 35 M  
Scale



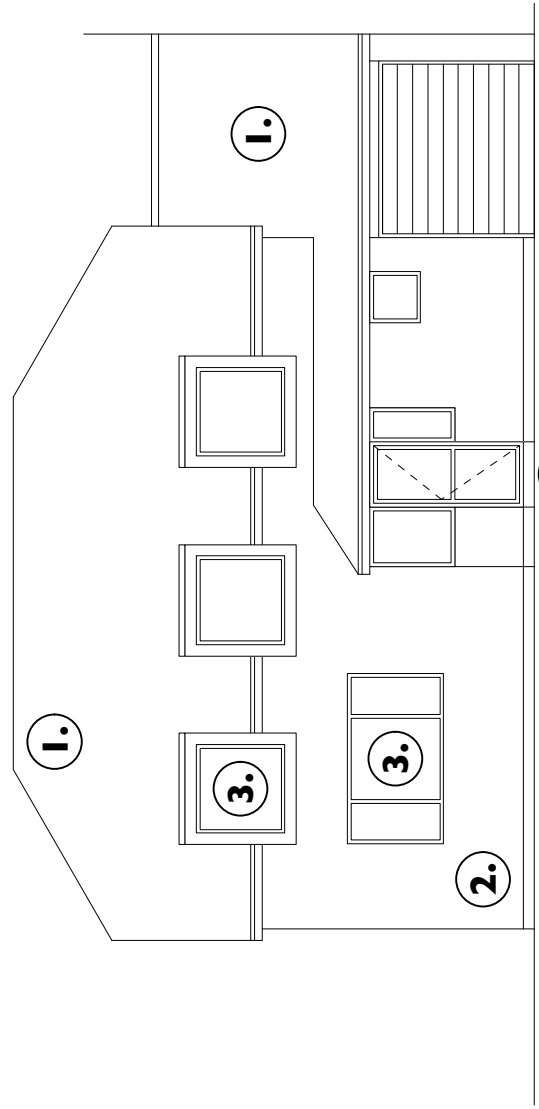
Plan as proposed



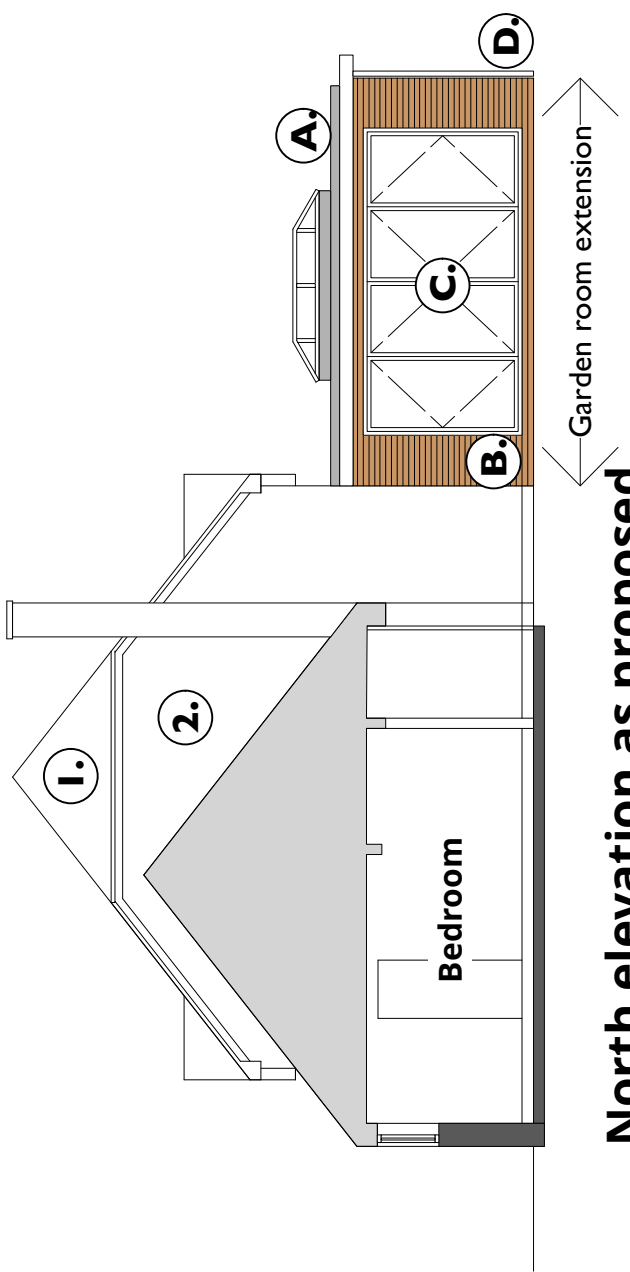
Plan as existing



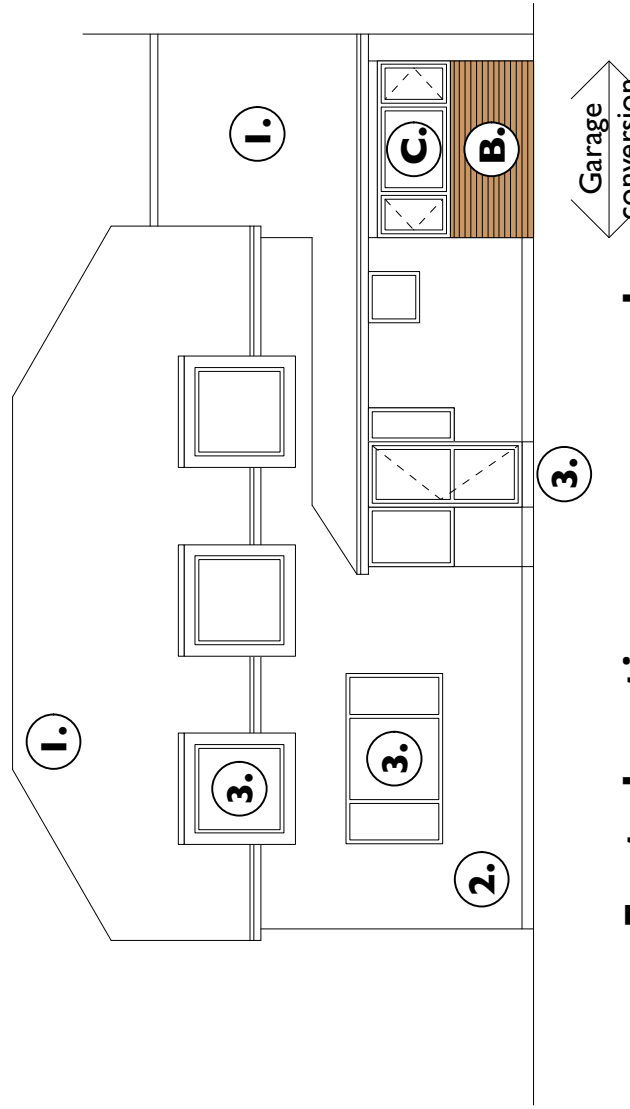
North elevation as existing  
and Section A..A



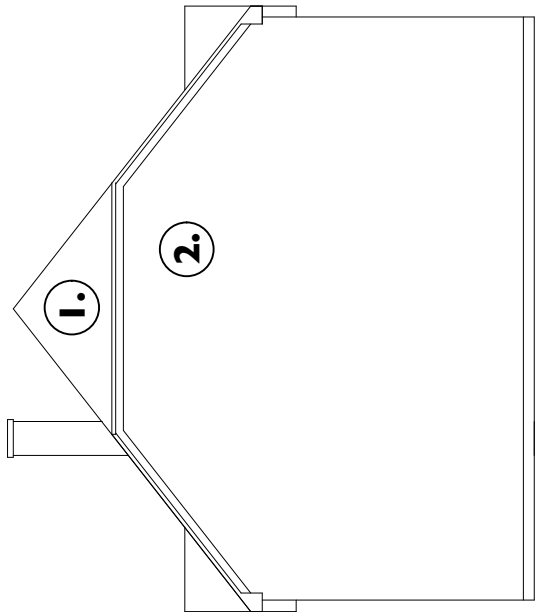
East elevation as existing



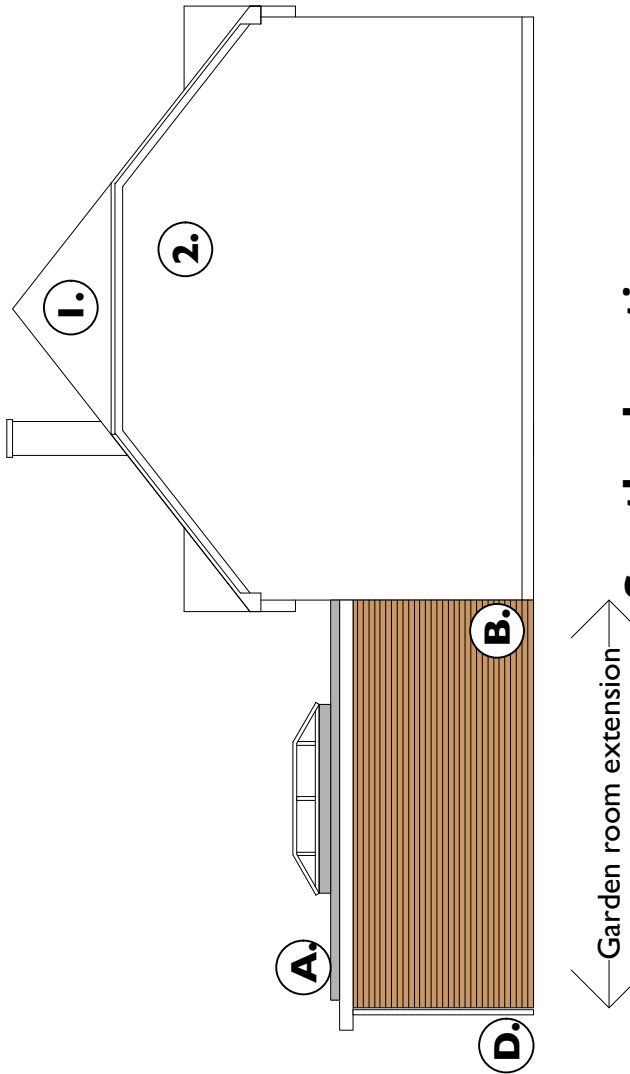
North elevation as proposed  
and Section A..A



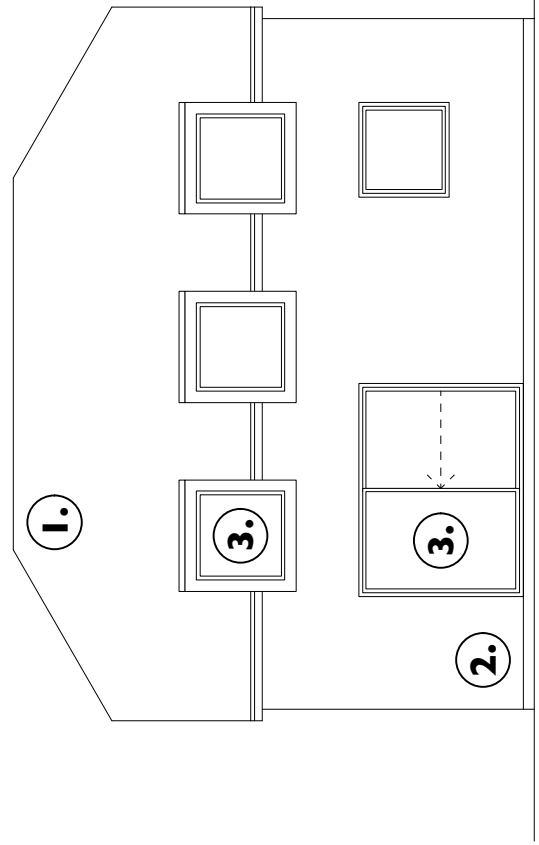
East elevation as proposed



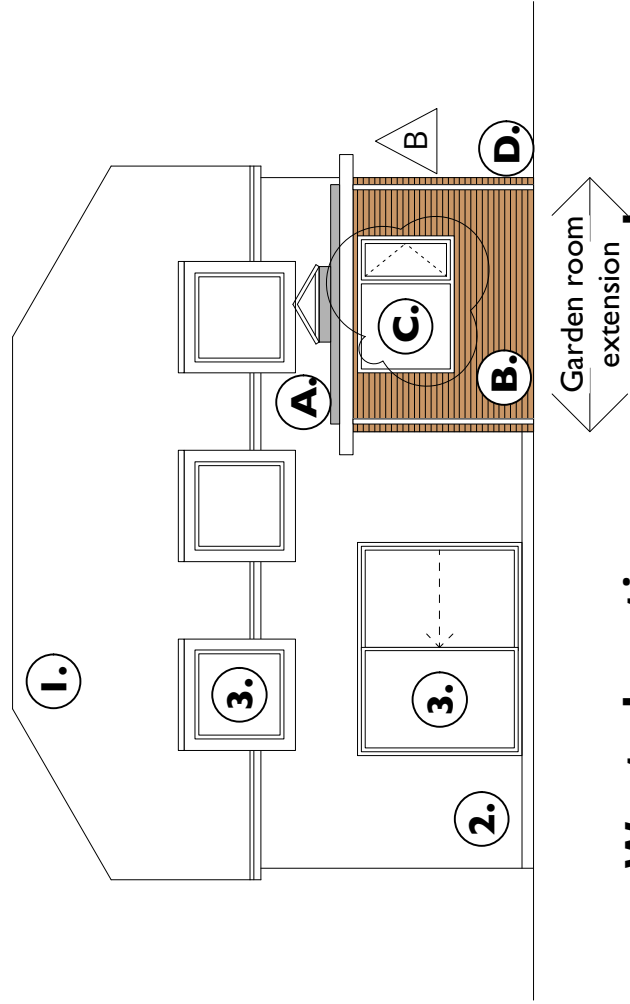
South elevation as existing



South elevation as proposed



West elevation as existing



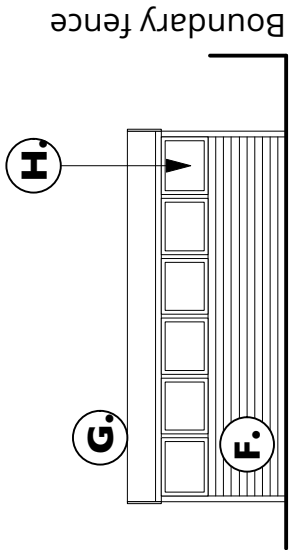
West elevation as proposed

| NOTES  |  |
|--|--|
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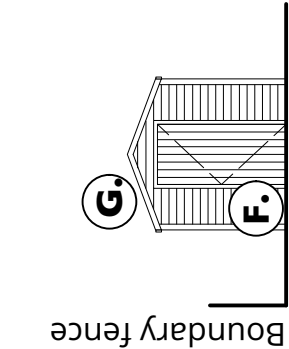
| rev | description                                  | date     | by |
|-----|--|----------|----|
| A   | Garden room with increased and plans updated | 20.03.18 | OG |
| B   | Windows added to garden room                 | 20.03.18 | OG |

- Existing materials**
- 1. Roof - Red plain clay tiles
  - 2. Walls - Red brick
  - 3. Windows and doors - White UPVC
  - 4. Rainwater goods - White UPVC
  - 5. Macadam paving
  - 6. 600x600mm concrete pavers
  - 7. Existing grassed area

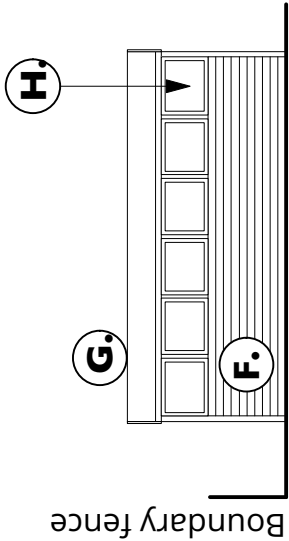
| PROJECT  |                  | SHEET CONTENTS                               |            |
|--|------------------|--|------------|
| <b>1 Yew Tree Close,<br/>Goodworth Clatford.</b> |                  | <b>Plans as existing and as<br/>proposed</b> |            |
| SCALE<br>1:100 @ A1<br>1:200 @ A3                | DATE<br>09/03/18 | DRAWN<br>OG                                  | CHKD<br>OG |
| DRAWING NUMBER<br><b>1YC-A-L-200</b>             |                  | B  |            |
| DRG ref: 180308 1YC-A-L-200.wmx                  |                  |  |            |



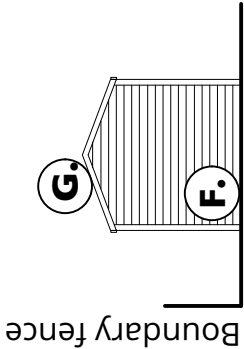
East elevation  
as proposed



South elevation  
as proposed



West elevation  
as proposed



North elevation  
as proposed



Existing materials

- 1. Roof - Red plain clay tiles
- 2. Walls - Red brick
- 3. Windows and doors - White UPVC
- 4. Rainwater goods - White UPVC
- 5. Macadam paving
- 6. 600x600mm concrete pavers
- 7. Existing grassed area

Proposed materials

- A. Roof - Three layer felt
- B. Walls - Red brick to match existing
- C. Windows and doors - White UPVC to match existing
- D. Rainwater goods - White UPVC to match existing
- E. 600x600mm concrete pavers - To match existing
- F. Shed walls - Stained timber boarding
- G. Shed roof - Three layer felt
- H. Shed windows - Stained timber framed windows

| Notes  |
|--|
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| rev | description | date | by |
|-----|-------------|------|----|
|     |             |      |    |

| PROJECT                                  |                  | SHEET CONTENTS                  |            |                               |  |
|--|------------------|---------------------------------|------------|-------------------------------|--|
| 1 Yew Tree Close,<br>Goodworth Clatford. |                  | Proposed new shed<br>Elevations |            |                               |  |
| SCALE<br>1:100 @ A3                      | DATE<br>24/05/18 | DRAWN<br>OG                     | CHKD<br>OG | DRAWING NUMBER<br>1YC-A-L-201 |  |
|  |                  | DRG ref                         |            | 180308 1YC-A-L-200.vwx        |  |