

7. **18/00824/FULLN (PERMISSION) 27.03.2018**
SITE: Test Lodge, Longstock Road, **LONGSTOCK**

10 – 27

CASE OFFICER: Oliver Woolf

APPLICATION NO.	18/00824/FULLN
SITE	Test Lodge, Longstock Road, Longstock, SO20 6DP, LONGSTOCK
COMMITTEE DATE	21 st June 2018
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1.0 CONSERVATION COMMENTS

Paragraph 8.11 of the NAPC report addresses the Conservation Officer comments relating to a window on the front elevation of the porch part of the proposal. The full comments from the Conservation Officer relating to this matter are below.

There is one further change which it is considered would further beneficially improve the appearance in design and conservation terms, i.e. the omission of the window on the front elevation (east) of the side porch. Architecturally there will, of course be a strong distinction between the original Cottage Orn  lodge and the modernist extensions; the fenestration of the former is characterised by its symmetry and repeating window bay divisions; the latter is about a large area of glazing, but with a reference to the rendered walls of the old house, tying the old and new together. The porch is, both literally and visually, the link between the two parts. However, its front window relates well to neither, in terms of its design and it tends to muddy what could beneficially be a cleaner connection and clearer contrast. Consequently it is considered that the scheme would benefit from its omission.

- 1.1 The comments clarify that the request to remove the window would improve the appearance of the proposed extension. Its presence, within the context of the overall proposal, would not be harmful to the significance of heritage assets.
- 1.2 In this context it is considered that this suggest amendment would not be essential to make the development acceptable and therefore this has not been pursued further with the applicant.

2.0 TREE COMMENTS

The proposal includes the removal of a small tree and bushes on the site of the proposed extension and the relocation of oil storage tanks to beneath the mature Yew tree on the south east corner of the site adjacent to the road and Test View Cottage. The Yew tree is considered to be an important feature within the street scene and conservation area. The Tree Officer has provided comments that address these matters.

The site lies within a designated Conservation Area – placing protection on all trees over 75mm in trunk diameter as measured at 1.5m above ground level. The only tree of significance here that may act as a constraint to development is the Yew tree to southern corner of the road frontage.

There is potential for the proposed oil tank to have an adverse impact on this Yew by ground work, foundation, physically getting the tank in position and

laying the necessary connections. These elements can be controlled by condition.

- 2.1 A condition to secure the necessary details is found beneath the recommendation.

3.0 Longstock Village Design Statement (VDS)

Paragraphs 8.7 and 8.8 of the NAPC report set out the objectives of the VDS in relation to building form siting and orientation, and building character, materials and details (sections 11 and 12). These objectives are informed by text that describes these matters within the village. This text includes the paragraph that the objection from the Parish Council abbreviates. The full paragraph reads

To prevent the gradual shift to a suburban character preference should be given to natural and indigenous materials such as red brick, flint, timber boarding and shingles, clay tile, thatch, natural slate, lime render and stucco in preference to modern urban materials such as imported or concrete bricks and roof tiles, aluminium and UPVC windows, plastic verge and soffit details, and 'stick on' decorative features.

4.0 RECOMMENDATION

No change with one additional condition:

- 9. The oil tank, its base and services/pipework or any ground works shall not be installed or undertaken until details and a method statement have been submitted and approved in writing by the Local Planning Authority. The details and method statement shall cover: Notwithstanding the position of the tank shown on plans PL-01, PL-02 and PL-03, the tank and any area to service it shall not be located in the raised area around the base of the Yew tree; The foundation/base for the tank, which shall be of a 'tree friendly design' to prevent excavation within the RPA of the Yew tree; The details of the tank, which shall be a bunded oil tank to limit leaks and opportunities for ground contamination potentially leading to death of the Yew tree; The details of how the tank shall be delivered and installed without adverse impact to the tree in terms of pruning or damage; and The location and runs of services/pipework, which shall remain above ground until a point outside a distance equating to twelve times the diameter of the Yew tree's trunk as measured at 1.5m above ground level. Development shall proceed in accordance with the approved details. Reason: To ensure the enhancement of the development by the retention of existing trees in accordance with policy E2 of the Test Valley Borough Revised Local Plan DPD.**