

ITEM 9

APPLICATION NO.	18/01446/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	27.06.2018
APPLICANT	Ms Sally Purver
SITE	48 Valencia Way, Andover, Hampshire, SP10 1JH, ANDOVER TOWN (ST MARYS)
PROPOSAL	Construction of rear conservatory
AMENDMENTS	
CASE OFFICER	Miss Katherine Dowle

Background paper (Local Government Act 1972 Section 100D)

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 48 Valencia Way is a two storey, semi-detached property in Andover which benefits from off-street parking and a modest front garden. The rear garden is laid to lawn with a patio area. The boundary treatments are mainly comprised of tall hedges and tall wooden fences. The southern boundary is formed of a small wall next to a tall hedge while along the northern boundary there is a tall hedge which is over 2m in height.

3.0 PROPOSAL

- 3.1 A conservatory is proposed at the rear of the property which would have a sloped roof and would be constructed of white UPVC. The conservatory would have a low brick base and fully glazed walls and ceiling. Large doors would open onto the garden in the east elevation of the proposal and in the south elevation facing No.46 the windows would be obscure glazed.

4.0 HISTORY

- 4.1 TVN.01990/1 Erection of single storey rear and side extension to form kitchen/dining room, utility and garage. Permission – 22.04.1992.
- 4.2 TVN.1990 Erection of extension – 48, Valencia Way, Andover. Permission - 18.05.1978.

5.0 CONSULTATIONS

- 5.1 None.

6.0 REPRESENTATIONS Expired 23.07.2018

- 6.1 **Andover Town 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

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- The impact on the character of the area
- The impact on amenity

8.2 **The Principle of development**

48 Valencia Way is within the settlement boundary of Andover. As such, the proposal would be acceptable in principle, with regard to policy COM2, subject to being appropriate to the other policies of the RLP.

8.3 **The impact on the character of the area.**

The proposed conservatory would be located at the rear of the property and would not be readily visible from public vantage points. Conservatories are typical features of residential areas and the proposed development would blend in acceptably with its suburban surroundings. The conservatory would be appropriate in scale and materials and would integrate, respect and complement the character of the area and comply with Policy E1 of the RLP.

8.4 **The impact on amenity**

No.50 is located sufficiently far from the proposal that the construction of a conservatory would have no impact on their amenity. The adjacent neighbour, No.46 is located close to the proposed conservatory and is anticipated to be most affected by the proposed works. There is a tall boundary hedge separating the gardens of the two properties which is owned by No.46.

8.5 Privacy

The proposal would extend along the rear elevation of the host property and would have a glazed roof. Oblique views of the conservatory would be achievable from first floor windows at No.46 but there are existing views towards the patio area of No.48 and the scheme would have little impact on these.

The windows in the south elevation of the proposed conservatory, facing No.46, would be obscure glazed. The boundary between the properties is currently composed of a low brick wall and tall hedge which is located within the garden of No.46. If the boundary hedge were to be removed, views from the conservatory would look towards the garden of No.46. To prevent this obscure glazing has been proposed in the side elevation facing No.46.

However as the boundary hedge between the properties is in the control of the neighbouring property, these occupants are able to exert a degree of control over the level of privacy between the properties and a condition securing this obscure glazing in perpetuity is not considered to be necessary. The proposal would provide an acceptable level of privacy for the occupants of the host property and neighbouring properties.

8.6 Shadowing

The proposal would be located on the eastern elevation of the host property and to the north of the adjacent neighbour No.46. Due to its location and height, any additional shading would occur within the application site. The conservatory would be a similar height to the existing tall hedge and would not cause a reduction in daylight levels reaching No.46 to fall below acceptable levels. The proposal would provide for the privacy and amenity of its occupants and those of neighbouring properties and comply with Policy LHW4 of the RLP.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable, as the character of the area would not be adversely impacted by the proposal and the privacy and amenity of neighbouring properties would be provided for. The proposal is therefore 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 plan 48 Rev 1.**
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 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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